

## Otok Hvar, Jelsa - novoizgrađena kuća u jezgri Jelse, Jelsa, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Otok Hvar, Jelsa - novoizgrađena kuća u jezgri Jelse
Property for:	Sale
House type:	semi-detached
Property area:	110 m <sup>2</sup>
Lot Size:	220 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Price:	475,000.00 €
Updated:	Oct 06, 2024

### Condition

Last renovation: 2023

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Jelsa
City area:	Jelsa
ZIP code:	21465



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: In preparation

### Description

Description: Kaiser immobilien mediates the sale of a newly built house in the center of Jelsa, on the island of Hvar. Hvar is the sunniest Croatian island with an average of 2,726 sunny hours per year, and is located between the islands of Brač, Vis and Korčula. It is known for its Mediterranean climate with warm summers and mild winters, and for its beautiful and peaceful landscape, numerous beaches, lavender

fields and entertainment venues. Jelsa is located on the northern side of the island of Hvar, it is characterized by beautiful historical stone architecture and natural beauty, and is connected by catamaran to Split and Bol on the island of Brač; the drive from Split to Jelsa takes an hour and 40 minutes. This house is located in the very historical center of Jelsa, in the center of all important events, only 200 m from the sea. It was conceived as an object with two separate living spaces, on the ground floor and on the first floor, with a total living area of 111 m<sup>2</sup>. On the ground floor of 65m<sup>2</sup>, there is a living area that includes a kitchen, dining room and living room, a bedroom of 13m<sup>2</sup>, and a bathroom of 5.7m<sup>2</sup>. On the floor, which is reached by external stairs, there is a space of 46m<sup>2</sup> ideal for an apartment, which also includes one room, bathroom and "open space". There is also a 23m<sup>2</sup> terrace on the first floor, an ideal place to enjoy summer evenings on the Mediterranean. Top quality materials were used in the construction of the house, and the facility is air-conditioned. The interior is lined with top quality Italian ceramics, and the bathrooms are fully equipped. There is also a small garden and a hydromassage pool on the landscaped garden. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal deed. ID CODE: 105-173

### Additional contact info

Reference Number: 648203  
Agency ref id: 105-173