

## Istra - Juršići - kuća s bazenom, 155 m<sup>2</sup>, Svetvinčenat, 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 Silvija 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:	Istra - Juršići - kuća s bazenom, 155 m2
Property for:	Sale
House type:	detached
Property area:	155 m <sup>2</sup>
Lot Size:	495 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	495,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Svetvinčenat
City area:	Juršići
ZIP code:	52342

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking	2
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spaces:

## Description

Description:

Kaiser Immobilien offers a beautiful house with a swimming pool in a quiet village near Juršići. The house has a net living area of 155 m<sup>2</sup> and extends over two floors. On the ground floor there is a spacious living room connected to the kitchen and dining room, and there is also an exit to the covered terrace. There is also a bedroom with a bathroom and a guest toilet. On the first floor, there are two bedrooms, each of which has its own bathroom, and one has an exit to the terrace. The underfloor heating is electric. The yard has about 342 m<sup>2</sup> and a swimming pool. Completion of construction is planned for October 2023. All additional facilities, such as shops, restaurants, pharmacies, banks, post office, etc., are located in the nearby towns of Vodnjan and Svetvičenat. Pula airport is half an hour's drive away, and the first beaches in Barbariga are a twenty-minute drive away. The house will be rented for the first two years for 45,000 euros per year, or 3,750 euros per month. After two years, the tenant will be able to buy the house, and up to 50% of the total rent will be deducted from the total price of the house. ID CODE: 115-029

## Additional contact info

Reference Number: 648630  
Agency ref id: 115-029