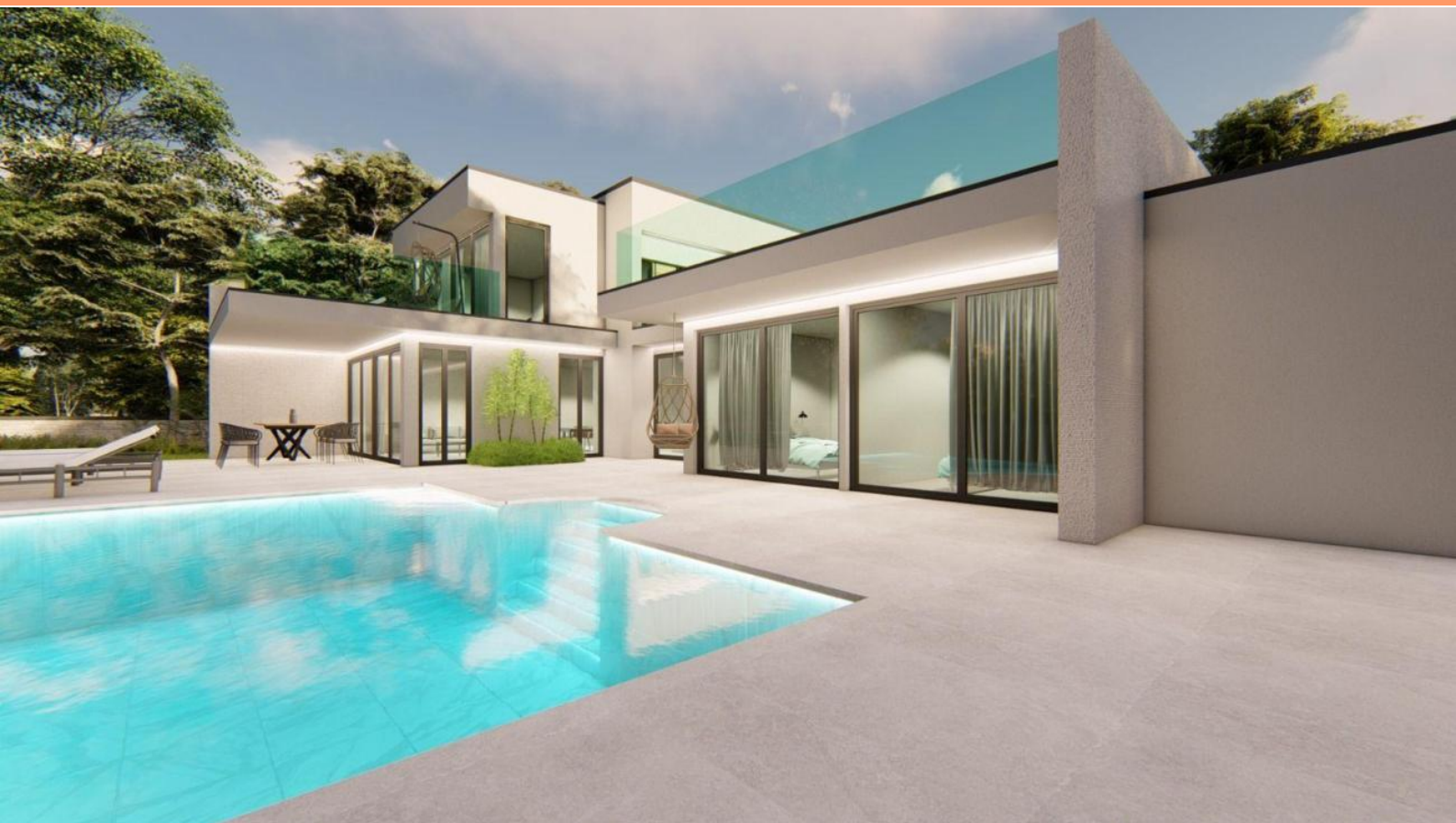


Villa

Juršići, Istria



Ref	RE-U-35451
Type	Villa
Region	Istria > Pula
Location	Juršići
Front line	No
Sea view	Yes
Distance to sea	10000 m
Floorspace	250 sqm
Plot size	2600 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 295 000

Superb new villa in Svetvincenat area, with swimming pool, in RohBau phase - private location with garden 2700m2!

You can complete the villas upon your taste!

Nestled in a tranquil part of Istria, close to the sea, Pula, and Fažana, this stunning villa offers complete privacy, abundant sunshine, and a serene natural setting. Situated on a **2,600 m²** plot, this architectural masterpiece blends modern design with luxurious comfort.

Interior Layout

• Ground Floor:

- Grand entrance hall with a **spacious wardrobe** and **guest toilet**
- A **20 m² corridor** leading to a large open-plan living area with direct views of the **pool** and **garden**
- Integrated **kitchen** and **dining area**
- **Two bedrooms**, a **bathroom**, **laundry room**, and a hallway

• First Floor:

- **Master bedroom** with a walk-in wardrobe, en-suite bathroom, and a large **terrace**
- **Sundeck** with a **jacuzzi** and breathtaking sea views

Outdoor Features

- **Heated swimming pool** (5m x 9m)
- **Boiler room** with a separate entrance
- Expansive **garden** with space for **5-8 parking spots**

Construction & Expansion Potential

Built to the highest standards, the villa features **3.20-meter-high ceilings** on the ground floor and cutting-edge construction. The property, with a living area of **250 m²**, comes with a building permit for an additional **150 m² semi-detached villa**, allowing for a total of **400 m²** without requiring further approvals.

Modern Amenities

- **Underfloor heating**
- **Air conditioning**
- **Electric blinds**
- **Alarm system** and **video surveillance**
- **Solar panels** for additional heating

Key Advantages

- **South-facing** orientation with sea views from the first floor
- Fully **paid utilities**, including a municipal guarantee for road asphaltting
- Proximity to energy and water infrastructure
- **Clear ownership** (1/1, no encumbrances)

Location

- **15-minute drive** to Fažana Beach and Vodnjan
- **25 minutes** to Pula (20 km)
- **10 km** from the nearest coastline

Ready for Immediate Purchase

Currently in the final phase of construction, with carpentry installation underway, this villa is sold **turnkey** and ready for immediate purchase.

Price includes turnkey completion.

For more information or to schedule a viewing, contact us today.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
1180 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

Villa

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