

Villa

Hvar, Dalmatia



Ref	RE-LB-IRO2733
Type	Villa
Region	Dalmatia › Island Hvar
Location	Hvar
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	261 sqm
Plot size	500 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 300 000

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An exclusive modern villa for sale in a peaceful area of Jelsa, just 200 meters from Mina Beach and 250 meters from the vibrant town center.

One of the highly demanded locations on super-popular Hvar island!

Set within a beautifully designed 7,000 m² development, this premium residential community will feature 12 luxury urban villas for individual sale and two contemporary buildings with a total of 12 apartments. The location, only 250 meters from the sea and the center of Jelsa, offers the perfect blend of privacy, comfort, and convenience.

This elegant villa, with a total area of approximately 261.35 m² on a 500 m² plot, extends over two levels. The ground floor includes a spacious open-plan living room, a modern kitchen with a dining area, a guest WC, and a practical laundry room. The first floor features four beautifully designed bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy for every resident.

With its southwest orientation, the villa benefits from abundant natural light throughout the day. The exterior is designed for relaxation and enjoyment, featuring expansive terraces, a private swimming pool, and a sunbathing area – a true reflection of the Mediterranean lifestyle. Three private outdoor parking spaces are provided, and both construction and finishing will be completed using top-quality materials.

The villa is sold unfurnished, equipped with a full air conditioning system and underfloor heating, giving future owners the freedom to personalize the interior to their own taste.

Construction completion is scheduled for the end of 2026.

Purchasing this property offers more than just a luxurious home – it provides access to an exclusive community on one of Croatia's most desirable islands, combining refined design, coastal living, and long-term investment value.

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.

Property advantages:

- Swimming pool
- Floor heating
- Urbanized
- Modern

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Price per m²:
4.981 €

Average price/m² of this type
in this region:
9.181 €

Median price/m² of this type
in this region:
8.168 €

Average price/m² of this type
in Croatia:
4.548 €

Median price/m² of this type
in Croatia:
3.949 €

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VILLA TYPE B



VILLA TYPE A



VILLA TYPE D



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