

ISTRA, PULA Elegancija s panoramskim pogledom na more!, Pula, House



Seller Info

Name: Agencija Dux nekretnine
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 First Name: Agencija
 Last Name: Dux nekretnine
 Company: DUX NEKRETNINE d.o.o.
 Name:
 Service Type: Selling and renting
 Country: Croatia
 Region: Primorsko-goranska županija
 City: Rijeka
 ZIP code: 51000
 Address: Tizianova 8
 Mobile: 385 91 480 8808
 Phone: 385 51 518 174
 About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, PULA Elegancija s panoramskim pogledom na more!
Property for:	Sale
House type:	semi-detached
Property area:	236 m ²
Lot Size:	357 m ²
Number of Floors:	3
Bedrooms:	7
Bathrooms:	4
Price:	918,000.00 €
Updated:	Jun 24, 2024

Condition

Newbuild:	yes
Built:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pula
City area:	Štinjan
ZIP code:	52100

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Number of parking spaces:	2
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Description

Description:	ISTRIA, PULA Luxury semi-detached villa with sea view! In the village of Štinjan, 500 meters from the first beaches, two luxurious villas are for sale with a view of the Brijuni National Park, surrounded by green olive groves. It is a villa
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that will satisfy everyone's need for luxury. Three luxuriously decorated floors offer exclusive facilities for complete relaxation. The modern design of both buildings maintains the attractiveness of the entire complex as a safe long-term investment. The swimming pool, jacuzzi and spacious roof terraces bathed in greenery, along with a handful of indoor facilities, make this project special. Listed items that are included in the price of the property: * Completed reinforced concrete construction of the building in accordance with the project documentation and building permit * Completed hydro and thermal insulation of the flat roof, all in accordance with the project documentation, and performed horizontal and vertical drainage of rainwater from the roof surfaces * External carpentry - complete with electricity included. motors for lifting blinds for each opening where blinds, built-in blinds and mosquito nets are installed, all as a Troha-dil product (koemmerling profile, tone alux DB 703) * Entrance door INOTHERM System Schuco - total thickness 95 mm * Complete installation of water and drainage inside the building (Geberit duo fix faucets included) - without sanitary equipment - faucet, sink, bathtub * Complete electrical installation with all sockets, switches and buttons except lighting fixtures * Swimming pool - everything except the finish - complete engine room, arm. concrete construction - all installations for pool technology are built into the concrete shell of the pool * Complete heating, air conditioning and ventilation system installed in the facility, outdoor unit as a product VIESSMANN type VITOCAL 200-s * All fence walls around the plot made of reinforced concrete construction up to the height permitted by the building permit * Main inspection window of the sewage system installed * Summer kitchen - floor heating installed in preparation for a possible heated area (tavern) * Machine plastered all internal rooms of the building The villa can be moved into at the beginning of the 6th month of 2023, while the complete documentation will be ready in the autumn period The villa is surrounded greenery and beautiful olive groves with magical sunsets. A beautiful promenade through a pine forest leads to a pebble beach (approx. 470 m). It is a world standard project where every detail was thought of and the highest standards were used during construction and selection so that the future owner gets a villa of exceptional quality on par with the highest class. In addition to the indispensable part of the top-quality construction, this project has an enviable location in a beautiful place, only a 7-minute walk to the first beautiful beaches, and the villa offers an unreal panoramic view of the sea, Brijuni, the islands and Učka. The villa will receive a categorization with four stars, which offers the new owners, in addition to the possibility of a comfortable life, the opportunity for tourist rentals at exclusive prices and the opportunity to return the investment. -terms of business ID CODE: 21337

Additional contact info

Reference Number: 484995
 Agency ref id: 21337