

## Unikatna dizajnerska vila s pogledom na more i Brijune, Štinjan, Pula, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Unikatna dizajnerska vila s pogledom na more i Brijune, Štinjan
Property for:	Sale
House type:	detached
Property area:	357 m <sup>2</sup>
Lot Size:	1053 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,600,000.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Kept

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Gas, ADSL



## Parking

Number of parking spaces: 2

## Description

Description: In this ad, we present this unique villa located in Štinjan, a beautiful seaside town near Pula and close to Brijuna. This designer villa is the work of imaginative and talented architects and designers, and is a rarity on today's real estate market. The villa has a total of 357m<sup>2</sup> of living space spread over 3 floors, ground floor, first floor and second floor. The ground floor consists of a hallway, 3 bedrooms with their own bathrooms, a technical room, a wardrobe, a staircase and an entrance hall. The ground floor has a total of 103m<sup>2</sup> of living space. The first floor consists of a staircase, a hallway, 2 bedrooms with their own bathrooms, a walk-in closet, a toilet and a terrace. The first floor has a total of 101m<sup>2</sup> of living space. On the second floor there is a living room, kitchen, dining room and a beautiful terrace with a view of the SEA and BRIJUNE. The living room is located on this floor precisely because of that emphasized "million dollar" view, especially because of the impossibility of disturbing that view in any future. Underfloor heating and air conditioning are installed throughout the villa. The villa is located on a plot of land measuring 1053 m<sup>2</sup>, and in its garden it has a beautiful swimming pool and barbecue, which is extremely spacious and equipped with a large dining table and a sofa for enjoying the shade! Custom ID: H-0598 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

## Additional contact info

Reference Number: 497077  
Agency ref id: H-0598  
Contact phone: +385 (91) 408-8881