

## ISTRA, ŠTINJAN - Moderna prizemnica nadomak plaža, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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City: Rijeka  
ZIP code: 51000  
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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, ŠTINJAN - Moderna prizemnica nadomak plaža
Property for:	Sale
House type:	detached
Property area:	145 m <sup>2</sup>
Lot Size:	469 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	550,000.00 €
Updated:	Aug 10, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
Number of parking spaces:	2

## Description

Description:

ISTRIA, ŠTINJAN - high-quality one-story house in a quiet street near the beach  
In a quiet street in the beautiful and sought-after Štinjan, this high-quality private one-story villa is located, worthy of your attention. The total square footage is 145m<sup>2</sup> of living space. It leaves its visitors indifferent thanks to the modern and timeless style of decoration that extends both through the interior of the villa and through its exterior space. The villa consists of 2 spacious bedrooms, each with its own bathroom. One of the bedrooms is a master bedroom with a spacious bathroom that has its own electric underfloor heating, as well as a larger built-in wardrobe. The rest of the villa's space will charm you with its airiness and sense of massiveness. In the larger "open space" space, there is a spacious living room, then a larger dining room and a modern, fully equipped kitchen, with carefully selected elements from a well-known Italian designer who is the owner of one of the renowned interior design portals. In addition to the use of high-quality materials during the construction of the villa, as well as carefully selected materials in the interior. The owners paid attention to every detail. Each of the rooms is equipped with smart air conditioners, but there is also a modern wood-burning fireplace, ideal for the winter months and safe for heating the entire living space of the villa. The villa's grounds are completely fenced and hidden from view, but what you can immediately see is how the interior and exterior design is coordinated. So inside the fenced yard there is a parking lot for 3 cars, which is accessed through an automatic sliding gate with sensors, an outdoor Jacuzzi for relaxing after an active day. There is also an outdoor covered terrace with a summer kitchen with a grill, ideal for entertaining friends and family. A modern approach was used when decorating the garden, which achieved enough greenery, but which is easy to maintain without the need for frequent mowing of the grass. The location of the villa is equally enchanting. Štinjan is known for its peace, but also for its beautiful long beaches with numerous entertainment content. Thus, from Štinjan through Valbandon, Fažana and Peroj, there is a landscaped coast and numerous bathing areas with a path for cycling and walking with a view of the sunset and the famous Brijuni Islands. There are many well-known cafes and restaurants right next to the sea along this entire walk. While one of the most famous beaches in Štinjan, known as Hidro Baza, hides a multitude of facilities such as a basketball court, beach volleyball, green grassy areas and a small local harbor. Additional information: \* Pula is only 6 km away \* Restaurant 1.4 km \* Beach 1.5 km \* Fažana 4 km \* The villa has its own water well For any additional questions, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22217

## Additional contact info

Reference Number: 510049

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