

## ISTRA, PULA - Obiteljska kvalitetna vila nadomak grada i plaža, Pula, House



### Seller Info

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Service Type: Selling and renting  
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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, PULA - Obiteljska kvalitetna vila nadomak grada i plaža
Property for:	Sale
House type:	detached
Property area:	320 m <sup>2</sup>
Lot Size:	780 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	9
Bathrooms:	5
Price:	800,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2004

### Location

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

### Permits

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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Garage:	yes
Number of parking spaces:	5

## Description

Description:

ISTRIA, PULA, VELI VRH - Quality family villa close to beaches and city center. In a quiet location near the city center and beautiful beaches, this quality family villa of 320m<sup>2</sup> living area is located on a spacious and well-maintained plot of 780m<sup>2</sup>. The villa is located in the immediate vicinity of schools, shops, restaurants, regular city bus lines and all other necessary amenities for a safe and peaceful life. The area of the villa extends over two floors, each with 160m<sup>2</sup> of living space. And it is organized so that; \* On the ground floor, there is a comfortable and spacious apartment with a total area of 80m<sup>2</sup>, which consists of an open space with a living room with a kitchen and a dining room, then the same apartment is equipped with three spacious bedrooms, each of which has its own bathroom and a private terrace with a view towards the garden and/or pool. In the continuation of the ground floor, at the back of the house, there are three additional rooms that are used as a storage room, a laundry room and a utility room, as well as a warm tavern with a fireplace, ideal for entertaining friends and family. \* The upper floor is accessed by an external staircase, where a larger apartment is located, ideal for a peaceful and safe family life. The same apartment consists of a corridor that separates the private space from the space for everyday life. Thus, a spacious and airy kitchen with a dining area is located in the space for daily living, from which the exit extends to the outside covered terrace of 30 m<sup>2</sup>. Then, in a larger space next to the kitchen, there is a spacious living room with a beautiful stone fireplace that offers the possibility of heating the entire space with wood. In the continuation of the apartment in a private area, there is a guest bathroom, three bedrooms of which; The 1st bedroom has its own private larger terrace with a view of the sea, the 2nd bedroom is a slightly smaller children's bedroom, and the 3rd bedroom is the master bedroom and has its own spacious bathroom and a small terrace overlooking the garden. It is important to note that the entire space in the house is well connected, so for example, from the 1st floor there is direct access to the tavern and the laundry room on the ground floor, as well as from the first floor a staircase that connects the larger terrace with the pool and the rest of the garden. A spacious garage of 50m<sup>2</sup> is located inside the garden. The yard is completely fenced and ideally used so that every area of the yard has its own privacy, while the ideal place for socializing and summer parties is the area around the pool, around which there is also a stone barbecue and a dining table. This quality family villa offers multiple possibilities to future owners, its excellent and attractive location, a five-minute drive to the center of Pula and only a 7-minute drive to the beaches make this house an ideal option for a peaceful family life. Equally, considering the modern interior, swimming pool and sea view, the property is perfect for renting. Additional information; \* The property is sold furnished \* Gas central heating has been installed \* It is connected to all city infrastructure \* The

property also has a furnished attic space that can easily be converted into an additional residential unit \* The property is clean 1/1 For any additional information, please feel free to contact us with by trust! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22928

### **Additional contact info**

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