

## ISTRA, ŠTINJAN - Moderna duplex kuća na odličnoj lokaciji, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
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,ŠTINJAN - Moderna duplex kuća na odličnoj lokaciji
Property for:	Sale
House type:	semi-detached
Property area:	170 m <sup>2</sup>
Lot Size:	172 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	450,000.00 €
Updated:	Oct 02, 2024

### Condition

Newbuild:	yes
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### 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

Energy efficiency:	A
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, ŠTINJAN - Modern duplex house in an excellent location Štinjan is a
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tourist village in the northwest of Pula. In recent years, it has become very popular due to its position on the Brijuni Riviera and attracts more and more visitors during the summer months. Newly renovated beaches with access for the disabled, showers, changing rooms, playgrounds, cafes and restaurants along the coast, a bicycle path and a long landscaped promenade that goes all the way to Peroj in the north, untouched nature, and beautiful sunsets and a view of the Brijuni archipelago make Štinjan even more attractive. House has an area of 170.52 m<sup>2</sup> and consists of an entrance hall next to which there is a laundry room and a toilet, and on the other side a wonderful view of the open space living room with access to the terrace and yard, and a kitchen with a dining room. We climb the internal staircase to the first floor where there is a hallway with access to a spacious terrace, two bedrooms with private bathrooms and access to a common balcony. The entire property has underfloor heating and is equipped with four inverter air conditioners. The house has 172 m<sup>2</sup> of garden, which offers the option of building a summer kitchen and barbecue at the request of the new owners. There is parking for three vehicles in front of the entrance. The house is sold fully furnished, and due to its appearance, very quiet location, which is only 2 minutes by car from the first beaches, we consider it perfect for starting a family life or as a return on investment for the purpose of renting for tourist purposes. 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: 25012

### Additional contact info

Reference Number: 528858  
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