

## Nova obiteljska kuća s bazenom, Pula, nadomak Medulina, Pula, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Nova obiteljska kuća s bazenom, Pula, nadomak Medulina
Property for:	Sale
Property area:	147 m <sup>2</sup>
Lot Size:	327 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	499,000.00 €
Updated:	Nov 27, 2023

### Condition

Built:	2016
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### Location

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

### Permits

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

### Additional information

Infrastructure:	Electricity
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Energy efficiency: In preparation



## Heating

Heating type: air-conditioner

## Description

Description:

For sale! New construction! New modern villa with pool near Pula, located between Pula and Medulin. The ground floor of the house consists of a spacious open space with a living room and dining room and a newly equipped kitchen, with access to a covered terrace. Also on the ground floor, there is one bedroom with a bathroom, a guest toilet, and a technical room. Internal stairs lead to the first floor, where there are 2 comfortable bedrooms, each with its own bathroom and access to the terrace. From the terrace on the first floor, an external staircase leads to a large roof terrace with a panoramic view. The villa is modernly decorated and is sold furnished. Central heating and cooling is via a heat pump, which provides comfort to the entire home. There is a swimming pool of 38m<sup>2</sup> in the garden, in which there are deckchairs for relaxation with massage jets, and next to the pool there is also a sunbathing area, a rest area, an outdoor shower with hot water, a summer kitchen, a barbecue and a green area with automatic lawn irrigation. There is also a well in the garden of the house. The house is currently rented out for tourist purposes and as such can be used as a long-term investment that in the summer period can generate income of up to approx. 30,000 EUR. The distance from Medulin is only 5 km, while from the center of Pula, it is 4 km.

## Additional contact info

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Agency ref id: 1582  
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