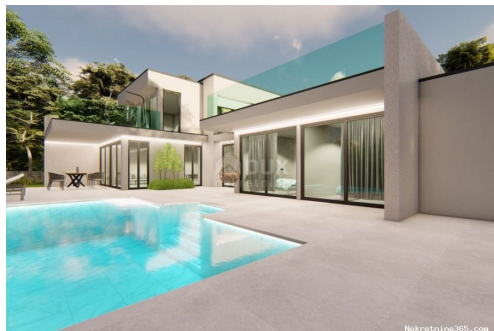


ISTRA, PULA - ekskluzivna vila s bazenom u rohbau fazi - privatna lokacija s okućnicom 2700m2, Svetvinčenat, House



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, PULA - ekskluzivna vila s bazenom u rohbau fazi - privatna lokacija s okućnicom 2700m2
Property for:	Sale
House type:	detached
Property area:	250 m ²
Lot Size:	2600 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	470,000.00 €
Updated:	Jun 06, 2024

Condition

Newbuild:	yes
Built:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Svetvinčenat
City area:	Juršići
ZIP code:	52342

Permits

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



Heating

Central heating:	yes
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Parking

Number of parking spaces:	7
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Description

Description:

ISTRIA, PULA - exclusive villa with pool in Rohbau phase - private location with garden 2700 m² In a quiet part of Istria, very close to the sea, the town of Pula and Fažana, with complete privacy, sunny and surrounded by nature, a stylish villa is located. This beautiful architectural work was built on a plot of land with a total size of 2600m². Interior description: Large entrance to the villa (hall) with entrance wardrobe, guest toilet. From the corridor (20 m²) it communicates directly with the open space living room, which has an open view of the pool and a large garden. The kitchen and dining room are part of the open space living room. A luxurious staircase leads upstairs to the Master bedroom with a wardrobe, a bathroom and a large terrace. There is also a large sundeck with a jacuzzi and a view of the sea on the first floor. The most modern construction was made, the ceiling height of the ground floor is 3.20 meters! On the ground floor there are 2 bedrooms, bathroom, laundry room, hallway. Pool, boiler room: Heated pool, dimensions 5m x 9m Boiler room with separate entrance. The property is being sold in the ready-to-build phase, with a living area of 250m², and the additional wow effect is created by the building permit for a total of 400m² of residential construction, which means that one more semi-detached villa of 150m² can be built next to the villa! Without asking for additional permissions. The house was built facing south and offers a view of the sea from the first floor. **ADDITIONAL ADVANTAGES TO BE HIGHLIGHTED:** large garden, enough space for a larger parking lot of 5-8 parking spaces, paid utilities, thereby solving the issue of asphaltting the approach to the land itself (confirmation from the municipality that it will bear the cost of asphaltting), energy and water infrastructure are in the immediate vicinity near the land. The property is owned by a natural person 1/1 without encumbrance. Presentation of complete ownership documents, project and orderly transfer of real estate. This villa is located 15 minutes' drive from Fažana beach, Vodnjan. It is a 25-minute drive to Pula, or 20 km. 10 km as the crow flies from the nearest sea. Beautiful location surrounded by greenery and sea view. The price refers to the turnkey, and can be purchased immediately. It is currently in the finishing phase and the carpentry is being installed. **TECHNICAL DESCRIPTION OF THE PROJECT:** Underfloor heating, air conditioning, electric blinds, alarm system, video surveillance Additional heating source: yes - Solar panels Building permit: yes Orientation: South Number of bathrooms: 2 Number of toilets: 3 Dear clients, the agency commission is charged in accordance with the General Terms and Conditions of Business.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 18538

Additional contact info

Reference Number: 575980

Agency ref id: 18538