

ISTRA, PULA - Prekrasna vila na fantastičnoj lokaciji!, Medulin, 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
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
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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 - Prekrasna vila na fantastičnoj lokaciji!
Property for:	Sale
House type:	detached
Property area:	530 m ²
Lot Size:	763 m ²
Number of Floors:	2
Bedrooms:	13
Bathrooms:	6
Price:	1,038,000.00 €
Updated:	Jun 15, 2024

Condition

Built:	1989
Last renovation:	2015

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Pješčana Uvala
ZIP code:	52203

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 Beautiful villa in a fantastic location! Pula, as the largest city in the Istrian County, lies in the southwestern part of the Istrian peninsula in a well-protected bay. The city has a long tradition of winemaking, fishing, shipbuilding and tourism, and is also a transit port. Pula has been the cultural center of Istria since Roman times. Known for many sights such as the Arc de Triomphe, the Temple of Augustus, the Double Gate, etc., the most famous of which is the Arena, which is still used during the summer for film festivals and various cultural events. Pula is connected by road, rail, sea and air. The airport is only 5 km away from the city center. Just a few minutes drive from the city center is a beautiful villa with a swimming pool with a total living area of 530m². The villa is divided into 5 residential units and is a high quality apartment. Four apartments are for rent while one two-bedroom apartment is currently used for housing. Each residential unit has a beautiful terrace, balcony or loggia with the possibility of using a very special heated pool (waterfall system). Three residential units are two-bedroom apartments consisting of two bedrooms, two bathrooms, kitchen with dining area, living room and terrace. The remaining two residential units are a one bedroom apartment and a studio. The villa is located on a plot of 763m² and within the garden there is a garage, 5 parking spaces and a barbecue. The garden is beautifully landscaped and it is a variety of plants from palms, lemons to avocados and mangoes with a special irrigation system. In the garden there is a beautiful canopy with a beautiful stone table to fully enjoy the beautiful oasis that this villa provides. The villa has 9 air conditioners, in one of the units central heating and gas and is sold furnished. The villa has excellent occupancy during the tourist season and a high rating by guests, which gives the future owner the opportunity to take over a very well-established business and, accordingly, a much faster return on investment. Villa with a special character and a real garden oasis in one of the most desirable destinations in the city of Pula. For more information call: 095 388 1059 or 095 5768 337 Dear clients, agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 10619

Additional contact info

Reference Number: 577703
Agency ref id: 10619