

## ISTRA, ŠTINJAN Obiteljska kuća s pogledom na more!, Pula, 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  
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 Obiteljska kuća s pogledom na more!
Property for:	Sale
House type:	in sequence
Property area:	400 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	8
Bathrooms:	4
Price:	1,200,000.00 €
Updated:	Jun 18, 2024

### Condition

Built:	1991
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	B
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking	3

spaces:

## Description

Description:

ISTRIA, ŠTINJAN Family house with sea view! Pula is the largest city in Istria, located in the southwestern area of the impressive landscape of the Istrian peninsula and is characterized by interesting cultural and historical heritage, beautiful nature and long breathtaking beaches. The city developed partly below and partly on seven hills. The moderately warm climate of mild winters and warm summers prevails, so it is an ideal place for potential property owners who will be able to enjoy them all year round. The property is located in Stinjan only 1000m from the first beaches. It spreads over four floors and has a total living area of 400m<sup>2</sup>. It is the last house in a row and contains an additional plot of 298m<sup>2</sup> which is currently used as a garden and is irrigated from its own well. The residential part has two entrances and thus two separate housing units. The smaller residential unit located in the basement consists of a living room connected to the kitchen and dining room and two bedrooms. The smaller apartment also has its own parking space. The second separate entrance leads to the main part of the house, whose high ground floor has a living room connected to the kitchen and dining room, bathroom and exit from the living room to a spacious terrace. Upstairs are three bedrooms. One consists of a living area and a bathroom while the sleeping area is upstairs. The bedroom also has access to the terrace. The second bedroom is made on the same principle, with the sleeping area on the gallery while the living area is separate. The third bedroom has its own exit to the terrace which can be closed. An additional bathroom is located on the same floor. The property is equipped with solar panels, a fresh water well, a boiler room for heating oil and all the carpentry on the property is wooden. 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: 4731

## Additional contact info

Reference Number: 578169

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