

## Luksuzna moderna vila s bazenom, okolica Pule, nadomak Marčane, Pula, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company: Aspectus d.o.o.  
Name:  
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:	Luksuzna moderna vila s bazenom, okolica Pule, nadomak Marčane
Property for:	Sale
Property area:	290.85 m <sup>2</sup>
Lot Size:	2742 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	850,000.00 €
Updated:	Mar 28, 2024

### Condition

Built: 2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Infrastructure:	Electricity
Energy efficiency:	In preparation



## Heating

Heating type: air-conditioner

## Description

Description: For sale is a new modern villa, located near Pula. The villa offers supreme comfort and aesthetics that will satisfy even the most refined tastes. The villa consists of a ground floor and a first floor. On the ground floor, there is a comfortable kitchen with a dining room, living room, and toilet, while on the first floor, there are three bedrooms with 3 bathrooms and a storage room. Spacious rooms are abundant with natural light thanks to large glass surfaces that open up views of the surrounding landscape. The interior design emphasizes the airiness and elegance of the space and exudes warmth and comfort. The exterior of the property is no less behind. The large terrace provides a comfortable place to enjoy the open space and a wonderful open view of nature, while the private heated pool of 36m<sup>2</sup> allows you to refresh yourself at any time of the day. A tennis court and additional facilities for rest and children will be set up on the spacious grounds. Since the property is located far from the hustle and bustle of the city, where every moment turns into a sense of peace, this villa offers a peaceful and quiet corner to relax, but at the same time is close enough to local attractions and activities to allow for a diverse experience such as a tavern with authentic Istrian cuisine, supermarket, pharmacy, adrenaline park and natural untouched beaches. #sale #property #house #villa #istria #pula

## Additional contact info

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