

Štinjan moderna vila u nastajanju, Pula, House



Seller Info

Name: Estate Istra
First Name: Estate
Last Name: Istra
Company Name: Estate Istra - Pirun j.d.o.o.
Service Type: Selling and renting
Website: <https://www.estateistra.com>
Country: Croatia
Region: Istarska županija
City: Pula
ZIP code: 52100
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About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

LOWEST PRICE

GUARANTEE-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE
ISTRA website.

**WE PERSONALLY CHECK
AND INSPECT EVERY
PROPERTY.** All of the
properties have been personally
inspected, carefully selected
and photographed to ensure the
appropriate standard, correct
information, as well as accurate
and updated descriptions.
Working directly with property
owners, we provide our clients
with the best service and the
highest standards.

**WE SPECIALITZE IN ISTRIA
REAL ESTATE**

Unlike large agencies, we
provide you with first-hand
local information. Whether
you're looking for a property or
looking to sell or lease it,
contact us – we've spent our
whole lives here and we know
the Istria area, as well as its
offer and demand very well. If
we don't offer a property you're
looking for, we will find it for
you.

**WE ARE YOUR GUIDE
FROM THE BEGINNING TO
THE END OF YOUR
PROPERTY SALE OR LEASE**

We organize a legal service that
handles all tasks for our clients
related to register and
ownership verification, legal
document creation up to the
submission of necessary
documents for tax assessment,

and registration of ownership
for the purchased property.
Reg No.: Agent: 1/2022

Listing details

Common

Title: Štinjan moderna vila u nastajanju
Property for: Sale
Property area: 229.1 m²
Bedrooms: 8
Bathrooms: 6
Price: 800,000.00 €
Updated: Jul 08, 2024

Condition

Condition: Under construction
Built: 2024

Location

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

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Infrastructure: Sewage, Electricity
Energy efficiency: A+



Heating

Heating type: air-conditioner

Description

Description: Štinjan moderna vila u nastajanju U novo izgrađenom naselju Štinjana , gradi se ova prekrasna urbana i moderna vila.Sastoji se od prizemlja i kata, projektirana je tako da ima dvije stambene jedinice, koje mogu biti i odvojene. Vila je u izgradnji,

predviđeni rok završetka radova je kraja 10 mjeseca 2024 godine. U prizemlju su : dvije kuhinje s blagovaonama i dva dnevna boravka, 2 spavaće sobe svaka sa kupaonom, 2 toaleta odvojena te skladišni prostor, izlaz na terase i sunčalište bazena, unutarnje stepenice za na kat. Na katu su: 4 spavaće sobe i svaka ima kupaonu, ugradbeni ormar, natkrivene terase. Izgradnja ovog objekta odvija se po trenutno najvišim standardima gradnje, s naglaskom na kvalitetu i maksimalnu energetska učinkovitost zgrade. U cijeloj zgradi je postavljeno podno grijanje, postavljena je dizalica topline, od namještaja biti će postavljena moderna kuhinja. Štinjan se smjestio na jugozapadnom kraju Istre i nadomak Pule, na brežuljcima i valama iznad sjeverne obale Pulskog zaljeva. U rimsko doba je bio poznat kao „Astiniaum“. U Štinjanu posjetite župnu crkvu sa zvonikom Sv. Margarite, spomenik žrtvama fašizma, ulicu koja se zove „Šaliž“, brežuljak Turulu, utvrdu Cristo na poluotoku Proština te u zaljevu Žunac i rtu Guc ostatke antičkog kupališta s mozaičnim podom i ostatke velike valjaonice vune. Malo i mirno turističko naselje razvilo se 700 m od središnje plaže okružene borovom šumom, pa Štinjan preporučujemo za obiteljski odmor. Uz glavnu mjesnu plažu kupati se možete i u okolnim manjim uvalama. U ovom malom mjestu nalaze se velike ljepote priobalja, uvala, otoka i poluotoka. Tijekom ljeta priređuju se mnogobrojne fešte jedna od najpoznatijih je „Dani tartufa“ (vrhunska gastronomska manifestacija koja se održava više dana i to u cijeloj Istri). Ova vila se nalazi u jednom od naj atraktivnih stambenih naselja u Štinjanu. Njezina kvalitetna gradnja predstavlja dobru investiciju za ugodan obiteljski život ili u turističke svrhe iznajmljivanja. Jeste li spremni za ovu ljepoticu. Nazovite nas!

Additional contact info

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