

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
Address: Šijanska, 1/D
Mobile: 00385914976328
Phone: 00385912219218
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, Istria, modern villa under construction This beautiful urban and modern villa is being built in the newly built settlement of Štinjana. It consists of a ground floor and a first floor, and is designed in such a way that it has two residential units

that can be separate. The villa is under construction, the scheduled completion date is the end of the 10th month of 2024. On the ground floor there are: two kitchens with dining rooms and two living rooms, 2 bedrooms each with a bathroom, 2 separate toilets and a storage area, access to the terraces and the pool's sunbathing area, internal stairs to the first floor. Upstairs are: 4 bedrooms, each with a bathroom, built-in wardrobe, covered terrace. The construction of this building takes place according to the currently highest construction standards, with an emphasis on the quality and maximum energy efficiency of the building. Floor heating has been installed in the entire building, a heat pump has been installed, furniture will be installed in a modern kitchen. Štinjan is located at the southwestern end of Istria and close to Pula, on the hills and waves above the northern coast of Pula Bay. In Roman times it was known as "Astinium". In Štinjan, visit the parish church with the bell tower of St. Margareta, the monument to the victims of fascism, the street called "Šaliž", the Turulu hill, the Cristo fort on the Proština peninsula, and in the bay of Žunac and Cape Guc, the remains of an ancient bathhouse with a mosaic floor and the remains of a large wool rolling mill. A small and quiet tourist village has developed 700 m from the central beach surrounded by pine forest, so we recommend Štinjan for a family vacation. In addition to the main local beach, you can also swim in the surrounding smaller bays. In this small place there are great beauties of the coast, bays, islands and peninsulas. During the summer, numerous festivals are organized, one of the most famous being the "Truffle Days" (a top gastronomic event that takes place over several days in the whole of Istria). This villa is located in one of the most attractive residential areas in Štinjan. Its quality construction represents a good investment for a comfortable family life or for tourist rental purposes. Are you ready for this beauty? Call us!

Additional contact info

Reference Number: 587624
Agency ref id: 478
Contact phone: +385 91 497 63 28