

Pula, Veli Vrh - ekskluzivna vila sa nekoliko apartmana, Pula, House



Seller Info

Name: Estate Istra
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Last Name: Istra
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Service Type: Selling and renting
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Country: Croatia
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City: Pula
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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: Pula, Veli Vrh - ekskluzivna vila sa nekoliko apartmana
Property for: Sale
Property area: 500 m²
Bedrooms: 22
Bathrooms: 6
Price: 1,200,000.00 €
Updated: Jul 08, 2024

Condition

Condition: Kept
Built: 1985
Last renovation: 2011

Location

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

Permits

Ownership certificate: yes
Inspection certificate: yes

Additional information

Infrastructure: Sewage, Electricity
Energy efficiency: B



Description

Description: This imposing, well-built and well-maintained villa with a living area of 500 m² is located on a landscaped and award-winning garden of 2100 m² in Pula, Istria. The villa consists of the main building of the villa and 4 separate apartments, a spacious swimming pool and a sunbathing area in the center of the yard. The main object - the villa is detached, consists of a basement, ground floor, first and second

floor. There are 2 apartments next to the house itself. Basement - tavern with fireplace, kitchen and pantry, which is connected to the ground floor by internal stairs. Ground floor - large entrance hall, bathroom, kitchen with dining room, living room with fireplace, covered terrace connected to the sunbathing area and swimming pool. First floor - three spacious bedrooms, two of which have access to the terrace, a large bathroom and a large hallway. Second floor - two bedrooms, bathroom, additional living room and large covered terrace. Apartment 1 - is located next to the house itself, has a separate entrance and also has a direct entrance to the main building. It consists of a kitchen with a dining room and a living room, one bedroom, a bathroom and a terrace. Apartment 2 - is located next to the house next to the first apartment, has a separate entrance, a kitchen with a dining room and a living room with access to a covered terrace, two bedrooms and a bathroom. Apartment 3. - is located in the immediate vicinity of the central building, a separate unit has a separate entrance, and consists of a kitchen with a dining room and a living room with access to the terrace, two bedrooms, each with its own bathroom. Apartment 4 - is located next to apartment 3, a separate unit with a separate entrance. It consists of a hallway, kitchen with dining room and living room with access to the terrace, two bedrooms each with its own bathroom. Each apartment as well as the main villa has a parking lot, a total of 9 spaces. The villa was built in 1985, renovated in 2011. (new roof, aluminum carpentry, exterior facade). It is fully air-conditioned and has oil-fired central heating. The yard is completely fenced and hidden from view. It is surrounded by olive fields and greenery. All documentation is clean and unencumbered. It has been in the function of rental tourism for years. Pula is the largest city and the main port of the Istrian peninsula located on the southern part of the cape. It is one of the most popular tourist centers and cultural scenes. Its historical attributes and characteristics are visible on every corner, street, church and museum. But the most valuable and important historical heritage is certainly the magnificent Amphitheater known as the Colosseum from the 2nd century. The sights left a strong impression on today's tourism and further development. The most famous are: Amphitheater, Temple of Augustus, Sergius' Arch of Victory known as the Golden Gate, Cathedral of the Assumption of the Blessed Virgin Mary, Temples and Basilicas on the Forum, Communal Palace on the Forum, Arsenal Shipyard, St. Marija Formosa, Portarata and Giardina Square (Piazza), Roman Walls, Roman Gates, Roman Theater, Venetian Fortress and many others. This villa is ideal for a large family, as well as for someone who wants to work in tourism, given that it is already an established business. Call us!

Additional contact info

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