

Štinjan luksuzni dvoetažni stan u izgradnji, Pula, Flat



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 luksuzni dvoetažni stan u izgradnji
Property for:	Sale
Property area:	116.59 m ²
Bedrooms:	4
Bathrooms:	3
Price:	460,000.00 €
Updated:	Jul 08, 2024

Condition

Built:	2024
Condition:	Under construction

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+

Description

Description:	Štinjan luksuzni dvoetažni stan u izgradnji U mirnom i lijepom novo izgrađenom naselju smjestila se kuća sa dva luksuzna dvoetažna stana. Ovaj stan je označen oznakom "A". Stan je u izgradnji, predviđeni završetak radova je 10 mjesec 2024. Stan je stambene površine 116,59 m ² s dvorištem u ukupnoj kvadraturi od 117,32 m ² . Sastoji se od prizemlja i kata. Prizemlje : hodnik, velika kuhinja s blagovaonom i dnevnim boravkom, 1 spavaća soba s kupaonom, toalet, skladišni
--------------	---

prostor, unutarnje stepenice koje vode na kat. Kat: hodnik, 2 velike sobe svaka ima svoju kupaonu i ugradbeni ormar, skladišni prostor i natkrivena terasa. Izgradnja objekta je po trenutno naj višim standardima. Po cijelom stanu je postavljeno podno grijanje, ujedno je postavljena i dizalica topline. Biti će postavljena moderna kuhinja. U dijelu dvorišta su predviđena 2 parkirna mjesta. 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). Ako ste u potrazi za luksuznim stanom za obiteljski život ili za turističke svrhe iznajmljivanja. Javite nam se!!!

Additional contact info

Reference Number: 587826
Agency ref id: 484
Contact phone: +385 91 497 63 28