

ISTRA, PULA - Elegancija s panoramskim pogledom na more!, Pula, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRJA, PULA - Elegancija s panoramskim pogledom na more!
Property for:	Sale
House type:	semi-detached
Property area:	236 m ²
Lot Size:	357 m ²
Number of Floors:	3
Bedrooms:	7
Bathrooms:	4
Price:	968,000.00 €
Updated:	Oct 09, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Number of parking spaces:	2
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Description

Description:	ISTRIA, PULA - Elegance with a panoramic sea view! In the village of Štinjan, 500 meters from the first beaches, two luxurious villas are for sale with a view of the Brijuni National Park, surrounded by green olive groves. It is a villa that will
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satisfy everyone's need for luxury. Three luxuriously decorated floors offer exclusive facilities for complete relaxation. The modern design of the building maintains the attractiveness of the entire complex as a safe long-term investment. The swimming pool, jacuzzi and spacious roof terraces bathed in greenery, along with a handful of indoor facilities, make this project special. The elegant semi-detached house offers its future owners a living space of 236 m² that extends over three floors. Upon entering the villa, we come across a vestibule or a smaller hallway with a place for a wardrobe as well as a guest toilet. Then we enter the living room with large glass walls through which access to the swimming pool and to the covered area, which is a corner for the summer kitchen. As part of the living room, there is also a high-quality kitchen with complete equipment and a dining table, and a smaller room that is a technical room with all the systems that the villa has. The stairs lead to the first floor, where there are three bedrooms with their own bathrooms, two of which have terraces, and one of them is oriented towards the sea and offers a view of the sea and olive trees. The most special part of this elegant duplex is located on the second floor, and it is a spacious roof terrace with covered and uncovered parts that offers a panoramic view of the crystal clear sea, and at sunset it would be best to experience this absolute hedonism in person. Considering that the roof terrace offers a spectacular view and the project assumed that a large part of the stay in the villa will take place on the roof terrace, several details were carefully considered in order to make the stay on the terrace as comfortable as possible. Because of the above, another kitchen and bathroom, storage space for all potential terrace furniture, and as already mentioned parts that are open as well as covered parts and installations for setting up a jacuzzi, have been installed on the last floor. The villa's grounds offer a swimming pool as well as a covered area for the summer kitchen, and the maintenance itself is very practical, since most of it is paved, while there is still a small green area.

TECHNICAL DESCRIPTION OF THE VILLA: - underfloor heating in the entire villa using a heat pump - TROHA DRILL carpentry with electric blinds - hydro and thermal insulation of the flat roof, all in accordance with the project documentation - INOTHERM System Schuco entrance door - total thickness 95 mm - GEBERIT sanitary ware - air conditioning system - outdoor unit as a product VIESSMANN type VITOCAL 200-s - fence walls made of reinforced concrete construction - main sewer inspection window installed - summer kitchen - installed underfloor heating in preparation for a possible heated space (tavern) The villa is habitable and completely construction completed. It has all the necessary documentation and complete documentation and photos of the entire construction process. The villa is surrounded by greenery and beautiful olive groves with magical sunsets. A beautiful promenade through a pine forest leads to a pebble beach (approx. 470 m). It is a world standard project where every detail was thought of and the highest standards were used during construction and selection so that the future owner gets a villa of exceptional quality on par with the highest class. In addition to the indispensable part of the top-quality construction, this project has an enviable location in a beautiful place, only a 7-minute walk to the first beautiful beaches, and the villa offers an unreal panoramic view of the sea,

Brijuni, the islands and Učka. The villa will receive a categorization with four stars, which offers the new owners, in addition to the possibility of a comfortable life, the opportunity for tourist rental at exclusive prices and the opportunity to return the investment Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 29536

Additional contact info

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