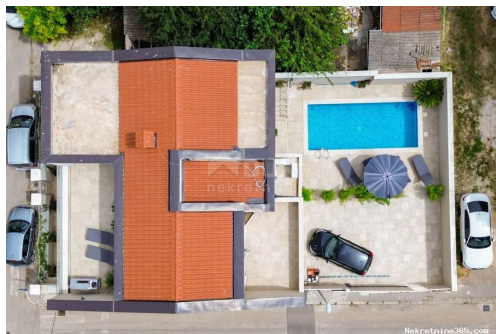


ISTRA, PULA - Austrougarska kamena villa sa pogledom na more, Pula, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
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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:	ISTRA, PULA - Austrougarska kamena villa sa pogledom na more
Property for:	Sale
House type:	in sequence
Property area:	350 m ²
Number of Floors:	1
Bedrooms:	7
Bathrooms:	4
Price:	1,390,000.00 €
Updated:	Jul 10, 2024

Location

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



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Heating

Central heating:	yes
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Parking

Number of parking spaces:	3
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Description

Description:	ISTRIA, PULA - Stone villa with sea view We proudly present this high-quality and excellently maintained private Austro-Hungarian stone villa located in one of the most sought-after and luxurious parts of the city of Pula. It is a family villa consisting of a total of two floors, which is located in one of the most sought-after locations in the city. The villa has always been used exclusively for the private needs of the family, and it offers the new owners a variety of options from long-term rental, tourist rental with a secure return on investment. From the
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beginning of construction, the highest quality materials were used, it was furnished with style and the goal of maximum comfort, which befits a luxury villa. The owners maintain the house in an extremely neat and high-quality way, so it is ready for moving in or renting out for tourist purposes. Come with us to this rare and valuable opportunity. **DESCRIPTION OF THE PROPERTY:** It is a villa consisting of a total of 350m² of living space, every square meter of the house has been used to the maximum in order to ensure maximum comfort and for each room to fulfill its intended role. Thus, each apartment has its own privacy and private access. The villa is divided into two floors, ground floor and first floor. On the ground floor, there is a smaller lobby that leads us into the living room designed as an "open space" space without partition walls. Here you can relax with a comfortable living room, which is decorated with a modern wood-burning fireplace. There is also a spacious dining room with enough space for the whole family, as well as a modern and maximally equipped kitchen, slightly separated from the rest of the space in order to leave enough privacy while you prepare your favorite delicacies. What makes the entire space on the ground floor even more pleasant are the glass walls through which enough natural daylight flows into the space, as well as the view and access to the covered summer terrace, the pool and the landscaped environment. In addition to everything mentioned, the ground floor of the villa also has a sauna, a game room with billiards, a small fitness center and a wine cellar. There is also a guest toilet. An open internal staircase leads to the upper floor of the villa, where there are four spacious bedrooms, each of which has its own bathroom. All bedrooms have access to a larger covered terrace with a wonderful view of the sea, the Brijuni Islands and the sunset. The courtyard of the villa is decorated in the same tone as the villa, with the aim of emphasizing the many native Mediterranean plants. Every part of the garden has been carefully designed to convey the feeling of home, luxury and warmth. The central part is occupied by a heated swimming pool with automatic salt chlorination, next to which there is the already mentioned covered summer terrace, and for unforgettable moments of outdoor cooking there is also a barbecue. You don't have to worry about your tin pets, because there is enough parking space for 3 cars in the garden surrounded by a wall, which can be covered if the future owners wish. **ADDITIONAL INFORMATION:** * The villa was built from local Istrian stone with the use of modern design solutions and traditional Istrian elements, thanks to which the owners managed to create a unique style of the villa. * Independently of the stone details of the villa, a 10 cm insulating demit facade was installed, as well as quality joinery, which makes the stay in the villa significantly more pleasant. * The property is sold furnished and as such offers everything needed for safe housing for a family or an ideal opportunity for investment and return of investment through tourist rental. * All rooms have air conditioning * Underfloor heating * The property is neat, 1/1, and has all the necessary documentation. The property certainly has tourist potential, which makes it an interesting option for all those who are looking for either a real family villa near the sea and beaches or for all those who are looking for a rare opportunity in the form of a tourist investment. For more information, questions or wish to organize a tour of the villa, feel free to

contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30776

Additional contact info

Reference Number: 611953

Agency ref id: 30776