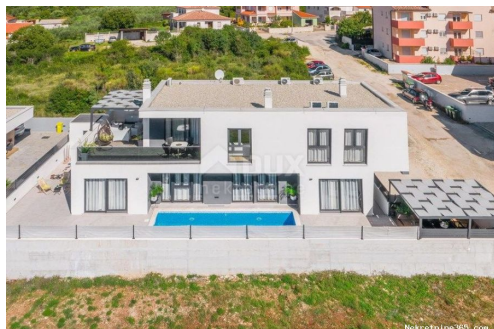


ISTRA, PULA - Ekskluzivna villa u blizini grada!, Pula, House



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
 Mobile: 385 91 480 8808
 Phone: 385 51 518 174
 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 - Ekskluzivna villa u blizini grada!
Property for:	Sale
House type:	detached
Property area:	208 m ²
Lot Size:	450 m ²
Number of Floors:	1
Bedrooms:	10
Bathrooms:	4
Price:	721,000.00 €
Updated:	Aug 23, 2024

Condition

Newbuild:	yes
Built:	2019

Location

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

Permits

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



Additional information

Energy efficiency:	A+
--------------------	----

Parking

Number of parking spaces:	4
---------------------------	---

Description

Description:

ISTRIA, PULA - Exclusive villa located in the immediate vicinity of the city center, and beautiful and well-maintained beaches and promenades. We proudly present this exclusive modern villa, which perfectly combines comfort and modern style. Located just a few short minutes' drive from the center of Pula, as well as beautiful beaches and one of the most beautiful walks on this part of the Istrian peninsula. The villa offers a variety of possibilities to its future owners with regard to the cleverly used space, so that every part of the villa fully fulfills its intended role. Join us in this excellent opportunity and end your search for your own private oasis of peace and luxury. **PROPERTY DESCRIPTION:** Villa with a total living area of 208 m², located on a comfortable plot of 450 m². What will enchant you about this villa, we are sure, is not only its luxurious appearance and equipment, but also the quality organization of the space, so the villa today has as many as three separate residential units, which offer their future owners numerous possibilities and freedom in the purpose of each of them. seven bedrooms, three modern kitchens and four spacious bathrooms. Thus, on the ground floor of the villa there are two accommodation units, each of which consists of 52 m² of living space. In addition, each of them has two comfortable bedrooms, spacious bathrooms and modern equipped kitchens with dining rooms and living rooms. Each of the residential units on the ground floor has access to a modern garden with a spacious swimming pool of 32 m² with a sunbathing area and a space for deckchairs. While on the floor of the villa there is the largest residential unit, which consists of 104 m² of total living area. The same residential unit has three comfortable bedrooms, a spacious living room, next to which there is a larger dining room and a modern kitchen. What makes staying in this residential unit special is the direct access from the living room to the outdoor terrace, which stretches with a partial view of the sea. The interior of the villa is designed in a fun design way, but still with a great focus on the maximum level of luxury and comfort. In addition to the spacious swimming pool, the owners have made an effort to add entertainment content, so that one of the apartments on the ground floor is decorated in such a way that the living room is turned into a game room with billiards, darts and PlayStation. **DESCRIPTION OF THE GARDEN:** The villa is located on a plot of 450 m² in total, when we subtract the space occupied by the villa and the swimming pool, you have a comfortable 253 m² of modern landscape at your disposal, which does not require too much care, thus making the stay simpler and more pleasant. Access to the garden from the paved road provides enough parking space for 4 cars, which can be completely covered at the will of the future owners. The central part of the yard is occupied by a spacious pool of 32 m², next to which there is a beach for sunbathing as well as an area for sunbeds, but considering how the property owners like to spend time in the open air, they took care and installed an outdoor covered summer kitchen with a dining table ideal for entertaining with family and friends, by the pool. You don't have to worry too much about your youngest family members as well as pets, because the fully fenced yard is an ideal place for safe and carefree play. **ADDITIONAL INFORMATION:** * The villa is sold furnished as can be seen in the pictures * The ownership of the villa is tidy * It is fully air-conditioned, each residential unit has a

chimney with the option of setting up a wood or pellet stove, and underfloor heating is also installed. LOCATION DESCRIPTION: The villa is located on the outskirts of the city of Pula in a newer and quiet settlement, only 4 km away from well-maintained beaches and promenades. It is an ideal location for a peaceful and safe family life, away from crowds and noise, and all this while the villa is still located in the immediate vicinity of all the facilities necessary for everyday life. Thus, the first shop is located only 1.5 km from the villa, there are numerous well-respected restaurants and cafes in the immediate vicinity of the villa, while additional facilities such as schools, doctors and kindergartens are only a 3-minute drive away. In addition to the crystal clear sea and a wonderful walk along the sea, the aforementioned well-maintained beaches offer numerous additional facilities to their visitors, such as numerous beach bars, restaurants by the sea, tennis courts, basketball courts, beach volleyball courts and many others. Along the entire walk, which stretches all the way to Fažana and Peroj, you have the opportunity to spend time with your family and friends on wide green fields ideal for picnics and gatherings. The location of the villa is well connected to other locations and infrastructure, so for example: * Pula city center is 4.5 km away * Pula airport 8.5 km * Fažana center 5.4 km * regular public bus stop 600 m * shop 1.5 km * shopping center 5 km * numerous beaches of 4 km In short, this is a high-value property worthy of your attention. The villa is an ideal solution for all those looking for a more luxurious family home, which also offers them numerous other options, such as renting during the season with a secure return on investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30813

Additional contact info

Reference Number: 612204
 Agency ref id: 30813