

ISTRA, ŠTINJAN - Moderna vila nadomak plaža, Pula, House



Seller Info

Name: Agencija Dux nekretnine
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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, ŠTINJAN - Moderna vila nadomak plaža
Property for:	Sale
House type:	detached
Property area:	140 m ²
Lot Size:	658 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	720,000.00 €
Updated:	Jun 19, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

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



Additional information

Energy efficiency:	A
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, ŠTINJAN - Modern new building in a peaceful green environment near beautiful beaches. A newly built modern villa surrounded by nature in a quiet and dead-end street is located only 1.5 km from beautiful beaches, numerous Beach-Bars, and well-maintained walking and cycling paths. Villa with a total square footage of 140m² of living space divided into two floors. Thus, on the ground floor, already at the very entrance, there is a smaller lobby that separates the space for daily life from the private part of the villa. In the same larger airy and sunny "open space" area, there is a modern and fully equipped kitchen, a comfortable dining room and a living room through which there is direct communication with the outdoor covered terrace and swimming pool. A modern flawless Mediterranean design with simple lines and colors extends throughout the villa, which makes the stay in the villa even more pleasant and warm. On the ground floor of the villa, separate from the living space, there is a larger bedroom and a guest bathroom, while the other two rooms located on the upper floor are accessed by an internal modern staircase. There is an additional shared bathroom on the same floor. The yard of a total of 500m² is more than enough area for fun and vacation with family or friends, completely fenced, which ensures privacy and peace. Modern Mediterranean design is transferred from the interior of the villa to the exterior, achieving harmony and consistency in design. In addition to enough greenery, which is taken care of by an automatic irrigation system, there is also space for a 32m² swimming pool with a sunbathing area, as well as an entertainment area and parking spaces for 3 cars. While the larger covered terrace by the pool is ideal for rest and escape from the city's fast-paced lifestyle with an unobstructed view of the starry sky. It is an ideal opportunity for all those who are looking for their corner of paradise or for all those who are looking for ideal investment options. The property is currently being rented out and the results are already more than satisfactory. Additional information; * The property is located only 1.5 km from beautiful and well-kept beaches with numerous amenities such as; Beach-Bareva, green areas, cycling and walking paths with a view towards the open sea and the Brijuni Islands. * Shops - 300m * Restaurant - 700m * Airport - 8km * City of Pula - 4km * Each room has its own air conditioner * In the living room there is a chimney with the option of setting up a wood or pellet stove. * Ownership is pure 1/1 Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31279

Additional contact info

Reference Number: 618021

Agency ref id: 31279