

ISTRA, ŠTINJAN - Obiteljska apartmanska kuća smještena na mirnoj lokaciji, Pula, House



Seller Info

Name: Agencija Dux nekretnine
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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:	ISTRA, ŠTINJAN - Obiteljska apatmanska kuća smještena na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	420 m ²
Lot Size:	641 m ²
Number of Floors:	3
Bedrooms:	10
Bathrooms:	6
Price:	643,000.00 €
Updated:	Jul 02, 2024

Condition

Last renovation:	2020
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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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Heating

Central heating:	yes
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Parking

Garage:	yes
Number of parking spaces:	6

Description

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ISTRIA, ŠTINJAN - Family apartment house located in a quiet location in an idyllic street close to the beaches and all necessary facilities. We are proud to present this high-quality and well-maintained spacious apartment house, located just a few steps from the center of Štinjan and only a few short minutes' drive or walk from beautiful beaches and promenades. It is a high-quality family house located in a quiet location that contains everything you need for a safe and peaceful everyday stay. The house consists of 4 fully equipped apartments, which means that it represents an ideal opportunity for all those who are looking for their own quiet and safe family corner, as well as for all those who are looking for a property with enough space and the possibility for carefree rent during the summer months of the year . **PROPERTY DESCRIPTION:** The house consists of a total of 420 m2 of living space, which is divided into 3 floors, the ground floor and two floors. On the ground floor of the house, there is currently a space that presents to its future owners the possibility of decorating and repurposing according to needs and wishes. Thus, this space on the ground floor can easily be converted into an additional larger residential unit or two smaller residential units. It can also serve as a perfect tavern and SPA area of the house with enough space for a larger Jacuzzi, sauna, massage area, gym and the like. The same space has all the necessary installations and sanitary facilities. In addition to the aforementioned space, there is a garage, sufficient for parking one car, as well as a storage room that can be used as a private wine cellar. The first floor of the house is accessed by an internal staircase that then connects all floors of the house, as well as each residential unit. On the first floor of the house, the first and largest apartment is located, which consists of a total of 100m2 of living space. At the entrance to the apartment, there is a small lobby that separates the apartment space into a space intended for daily life and a sleeping area. The space of the apartment intended for daily life is designed according to the "open space" system without dividing walls, where there is a kitchen with a bar/island and private storage, then a spacious dining room and a comfortable living room. This entire area of the apartment is illuminated by daylight, with the help of the high-quality orientation of the house and with the help of larger windows. From the dining room and living room there is access to a larger terrace with a view of the greenery and the rest of the village. In the private or sleeping part of the apartment there are 3 bedrooms, a bathroom and a toilet. On the second floor of the house there are 3 additional apartments, i.e. one studio apartment and two one-room apartments. The studio apartment thus consists of a living room or bedroom, a bathroom, then a slightly separated kitchen and dining room with access to its own terrace with a view of the greenery. Both one-room apartments consist of a living room with a dining room and a kitchen, then a bathroom, and a bedroom and a private terrace with a view of the greenery

and the village. DESCRIPTION OF THE GARDEN: The house is located on a spacious plot of 641m², when we subtract the space occupied by the house, you have a comfortable 448m² yard at your disposal. The parking lot is located at the front of the garden, and is separate for guests and as the owner's private parking lot with access to the garage. Most of the garden is located at the back of the house, and is an ideal space for arranging in accordance with the wishes and needs of the future owners. At the back of the garden, there is enough space to build a swimming pool, summer kitchen and additional facilities. What represents an advantage is the fact that at the back of the garden next to the house, there is land that is owned by the city and is marked as a protected green zone, which means that the garden has guaranteed privacy and peace, for the reason that future construction is not possible on the neighboring land. ADDITIONAL INFORMATION: * The ownership of the house is in order, it has all the necessary documentation, there are no encumbrances, owner 1/1. * Each housing unit has its own air conditioner, and central gas heating is used for heating. * The house has three-phase electricity, which simplifies the investment on the ground floor for the SPA zone. * Quality PVC joinery was installed. * In the area of the staircase of the house, there are also several additional storage rooms, which are ideal rooms for laundry. * The property can be used immediately without additional investments. LOCATION DESCRIPTION: This is a house located in a quiet location, ideal for a safe family life or for rent during the tourist season. Everything you need for everyday life is within easy reach of the house, so you can find a school, kindergarten, shops, restaurant, numerous beaches, walking trails and bike paths just a 1-2 minute drive away. We must point out that every year Štinjan attracts an increasing number of visitors who discover the charms of this place. A special feature is precisely the numerous well-kept beaches and long walks that connect several significant settlements and cities. Thus, you have the opportunity to enjoy nature and landscaped green fields, while walking or riding your bike along the sea with a view of the open sea and the Brijuni islands, and the trails start from the Puntičele campsite all the way to Fažana and Peroj. The same beaches offer their visitors numerous additional facilities, such as small shops, beach bars, restaurants, beach volleyball courts, basketball, football, tennis, water sports and the like. Štinjan provides all its visitors with peace and privacy, and all this while still being located only 6.5 km from the center of Pula, as the largest city on the Istrian peninsula, then: * 10 km from the airport. * 4.5 km from the center of Fažana. * 30 km from the center of Rovinj. In short, it is a property worthy of your attention, which offers numerous possibilities to its future owners, as well as enough free space for personalizing the property according to needs and wishes. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31607

Additional contact info

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