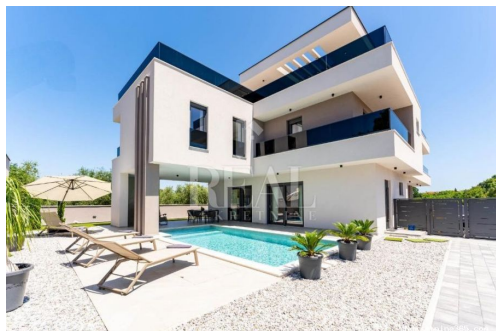


## Štinjan luksuzna Villa sa panoramskim pogledom na more !, Pula, House



### Seller Info

Name: Dejan Šijan  
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First Name: Dejan  
Last Name: Šijan  
Company: Real nekretnine  
Name:  
Service Type: Selling  
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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje

tržišta, argumenti su kojima raspoložemo.  
Danas je vrijeme novac, nastojat ćemo ga uštedjeti za Vas.

Plaćanje posredničke naknade sa smiješkom na licu. Sve naprijed navedeno uz kvalificiranu pravnu pomoć i savjete.

Dobar odabir! Kroz naše web stranice nastojimo se približiti svim klijentima korisnicima naših usluga, i onima koji će to tek postati.

Zadovoljan klijent je naša obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Štinjan luxuzna Villa sa panoramskim pogledom na more !
Property for:	Sale
House type:	semi-detached
Property area:	236 m <sup>2</sup>
Lot Size:	357 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	898,000.00 €
Updated:	Aug 20, 2024

### Condition

Built: 2024

### Location

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

## Permits

Building permit: yes

Ownership certificate: yes

## Additional information

Energy efficiency: A+



## Parking

Number of parking spaces: 3

## Description

Description: Štinjan, in an attractive location surrounded by greenery, for sale is this luxurious semi-detached villa with a living area of 236 m<sup>2</sup> with a total of three floors. On the ground floor there is an open-space living room with kitchen and dining room and access to the covered terrace and swimming pool, technical room, hallway and toilet. On the first floor, there are 3 bedrooms with bathrooms, the two larger ones each have their own terrace with a view of the sea and the Bijun Islands. Each room has underfloor heating and air conditioning. On the last floor, which is also the most attractive, there is a bathroom with a shower, a kitchen and an exit to a large roof terrace with a fantastic view of the sea. The yard of this modern house has 357 m<sup>2</sup>, where there is a swimming pool with a sunbathing area and three parking spaces, and we also have electricity. charging for the car..The owner has prepared the installations for the heat pump for the pool. Attractive location, close to the beach for swimming 500m. ID CODE: IST-0799

## Additional contact info

Reference Number: 622756

Agency ref id: IST-0799

Contact phone: 0913314002