

## ISTRA PULA - Apartmanska kuća s bazenom nadomak plaža, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Apartmanska kuća s bazenom nadomak plaža
Property for:	Sale
House type:	detached
Property area:	255 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	5
Price:	1.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2003
Last renovation:	2017

### 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

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRA ŠTINJAN - Family apartment villa located in a quiet and cul-de-sac, not far from well-maintained beaches and promenades We are proud to present this
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quality family villa located only 1 km from well-kept beaches and beautiful walks. It is a villa that consists of a total of 3 residential units, and is perfect for all those who are looking for a real family home, as well as for all those who are looking for real estate that will provide them with returns on their investment.

**DESCRIPTION OF THE VILLA:** The villa thus consists of 255m<sup>2</sup> of living space, which is divided into 2 residential units divided into two floors. On the ground floor of the villa, there are two 1SS+DB apartments with access to their own covered terrace and a view of the garden and pool. Each apartment on the ground floor has its own kitchen, small dining room, living room, bathroom and separate bedroom. We must point out that on the ground floor of the villa, in addition to the apartments, there is also a SPA area with a sauna and Jacuzzi, which has its own bathroom and access to the terrace with a view of the pool. The same room can be easily converted into an additional residential unit. The external staircase leads to the first floor of the villa, where the largest apartment with 3 bedrooms, a bathroom, and a spacious living room with access to its own covered terrace, which stretches across the width of the villa, is located. In the living room of this apartment, there is a large wood-burning fireplace, which creates a special atmosphere during the winter months. In addition to the living room, there is also a spacious dining room sufficient for the whole family, while the kitchen is slightly separated from the rest of the living space of the apartment.

**DESCRIPTION OF THE GARDEN:** The villa is located on a garden with a total area of 609 m<sup>2</sup>, when we subtract the space occupied by the villa, the pool and other accompanying facilities, you have a comfortable 370 m<sup>2</sup> of yard at your disposal. By accessing the garden through an electric gate, with the help of an asphalted road, there is a parking lot sufficient for 3 to 4 cars. The central part of the garden is occupied by a spacious swimming pool with a sunbathing area, next to which there is also a covered summer terrace with a barbecue and a summer kitchen. The entire garden of the villa is fenced and is ideal for socializing and having fun with friends and family, as well as for the carefree entertainment of your youngest family members and pets. On the outside of the villa there is enough space that can be used as an additional parking space for guests and visitors.

**ADDITIONAL INFORMATION:** \* The ownership of the villa is in order, 1/1 owned, without encumbrances, and the villa has all the necessary documentation. \* The villa is sold furnished, as can be seen in the pictures. \* It is equipped with gas central heating in all rooms on all floors of the villa. \* Each housing unit has its own air conditioner. \* At the back, hidden part of the garden, there is a smaller auxiliary building that is used as a storage room for all the equipment needed for garden maintenance and the like.

**LOCATION DESCRIPTION:** The villa is located only 1 km away from beautiful and well-maintained beaches and promenades. These are beaches that, in addition to the crystal clear sea and the view of the Brijuni Islands, offer numerous additional facilities to their visitors. So you have the opportunity to cool off with your favorite cocktail in numerous beach bars, taste delicious delicacies in numerous restaurants by the sea, have fun with friends and family playing beach volleyball, basketball, football, handball on numerous well-maintained playgrounds, then you have the opportunity to ride a bicycle or to walk along long well-maintained paths

by the sea, to rest in spacious green fields and the like. We must definitely point out that the diverse content stretches along the entire length of the coast with well-kept beaches that connect the camp Puntičela, Štinjan, Valbandon, Fažana, and Peroj. Along the entire length of the coast, you have the opportunity to choose from numerous beaches, beach bars, restaurants and others. The location of the villa is also ideal for year-round living, considering that all the necessary facilities are located just a few steps away from the villa or a couple of short minutes' drive away. So there are schools, kindergartens, shops, bakeries, doctors, restaurants and cafes in the immediate vicinity, which makes the stay even more pleasant and simple. For any additional questions, necessary information or wish to organize a tour of the villa and its location, please feel free to contact us at any time! Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32128

### Additional contact info

Reference Number: 629162  
Agency ref id: 32128  
Contact phone: +385 95 576 8337