

Istra - Pula, vila sa saunom blizu mora, Pula, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Istra - Pula, vila sa saunom blizu mora
Property for:	Sale
House type:	detached
Property area:	280 m ²
Lot Size:	1200 m ²
Bedrooms:	7
Bathrooms:	5
Price:	1,500,000.00 €
Updated:	Oct 03, 2024

Condition

Built: 2014

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Pula
City area:

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 4

Description

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Kaiser Immobilien offers for sale two properties near the center of Pula, only 900 m from the sea. The properties are located in a very attractive location, popular both for the local population and for foreigners, surrounded by villas and apartments that are very successfully rented out during the summer season. It is about two villas that the owner would like to sell together, and together they make up the price of 1,500,000.00 Euros. Each villa has its own entrance, its own swimming pool, wellness area, and separate electricity and water meters, both per villa and per floor. Villa number 1 is larger and has a gross area of 400 m². It consists of the ground floor, first and second floors. On the ground floor of the villa there is a wellness area with a jacuzzi, sauna and shower, three bedrooms, two bathrooms, a toilet, an area for table tennis, billiards, and table football. On the first floor there are two more bedrooms, two bathrooms, two terraces, a kitchen and a dining room with a table for 14 people. On the second floor there is a living room, a terrace, two bedrooms and two bathrooms. Villa number 2 has a gross area of 280 m². It consists of the ground floor and the first floor. On the ground floor of the villa there is a wellness area with a sauna and table tennis, billiards, table football, three bedrooms and three bathrooms. Exit through the terrace to the grill. On the first floor there are two more bedrooms, two bathrooms, kitchen and living room, and two terraces of 25 m² each. The villa has its own swimming pool in the yard, lawn irrigation, water heating via solar panels, 7 parking spaces, and a covered terrace with barbecue. The property is ideal for living or as a tourist investment for the purpose of renting, given that the owners rented it very well and there is a record of this. Distance of the property to the city: Pula - Pula Airport, 8 km Pula - Ljubljana, 187 km Pula - Vienna, 574 km Pula - Prague, 897 km Pula - Munich 604 km If you are planning to start your new life in Istria or are looking for an ideal investment property contact us with confidence at phone number 00385 923782803, or at the email address: ivana@kaiser-immobilien.hr. Agency commission is 3% + VAT. ID CODE: 113-201

Additional contact info

Reference Number: 647583
Agency ref id: 113-201