

## 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 Silviya 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:	400 m <sup>2</sup>
Lot Size:	1200 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	9
Bathrooms:	6
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: 7

## 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 m<sup>2</sup>. 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. 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](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-200

## Additional contact info

Reference Number: 647584  
Agency ref id: 113-200