

## ISTRA, ŠTINJAN - Luksuzna villa s bazenom, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Luksuzna villa s bazenom
Property for:	Sale
House type:	detached
Property area:	570 m <sup>2</sup>
Lot Size:	1758 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	5
Price:	1,560,000.00 €
Updated:	Oct 07, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	7
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### Description

**Description:**

ISTRIA, ŠTINJAN - Luxury villa with swimming pool Štinjan is a tourist resort in the northwest of Pula. In recent years, it has become very popular due to its position on the Brijuni Riviera and attracts more and more visitors during the summer months. Newly renovated beaches with access for the disabled, showers, changing rooms, playgrounds, cafes and restaurants along the coast, a bicycle path and a long landscaped promenade that goes all the way to Peroj in the north, untouched nature, and beautiful sunsets and a view of the Brijuni archipelago make Štinjan even more attractive. This beautiful, high-quality, modern, self-sustainable house with a swimming pool of 570 m<sup>2</sup> and a garden of 1758 m<sup>2</sup> is located right in Štinjan. The house consists of three floors. The first floor is a basement that is located along the entire surface of the house and leaves the future owner with the opportunity to use the same part of the house for the purpose of a tavern, gym, wellness, playroom, etc. On the ground floor, which is 190 m<sup>2</sup>, there is a large, bright living room with access to the terrace and the house's garden, a custom-made kitchen equipped with high-quality appliances that enable quality and economical use, a spacious dining area, a spacious bedroom and bathroom. On the first floor, there are four bright and spacious bedrooms, each of which is equipped with a separate bathroom, television, sliding wardrobe, air conditioning unit, and each room has access to a comfortable shared terrace. In the beautiful, green garden there is a 64 m<sup>2</sup> swimming pool, a large sunbathing area with an outdoor shower, a hand-made stone fireplace next to which there is a spacious covered area for dining and enjoying the wonderful surroundings. The villa has its own fresh water supply, which is purified through multiple filters and stored in large boilers and used for the garden and household. In addition to its own water supply, there are solar panels on the Villa's flat roof. These two facts give the real estate, in addition to its modern design, spaciousness and quality, a self-sustaining, economical and ecologically green side. In addition to the mentioned Villa, not only is a luxurious, self-sustainable property ready to move in for sale, but also its location, which is located in a peaceful environment, yet close to the sea and all the accompanying facilities for life, which gives the future buyer the opportunity to enjoy it in the sense of a family of life, as well as engaging in the catering activity of renting and quick return of invested funds. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja). ID CODE: 33803

**Additional contact info**

Reference Number: 649858  
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