

## ELEGANTNA VILA SA BAZENOM U IZGRADNJI, OKOLICA PULE, Fažana, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ELEGANTNA VILA SA BAZENOM U IZGRADNJI, OKOLICA PULE
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	690,000.00 €
Updated:	Oct 29, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Fažana
City area:	Fažana
ZIP code:	52212



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Description

Description:	<p>The largest peninsula on the Adriatic coast, the beautiful blue-green oasis covers about 2,800 square meters and has a coastline of 445 km. The most significant and also the largest city of our peninsula, the city of Pula offers diverse attractions, a rich itinerary of its past. The most important monument - the Amphitheater is the starting and ending point of the city tour. Only ten kilometers from the city center and a few minutes by car from the first beaches, a small tourist place, close to the sea, this beautiful detached villa with a pool is located on a plot of 600m<sup>2</sup> as one of four villas under construction. Villa with a pool under construction total usable area with a terrace and a coefficient of 180m<sup>2</sup> spread over two floors. On the ground floor there will be a kitchen with a dining room, a living room with an exit</p>
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to the covered terrace and the swimming pool beach, one bedroom, a bathroom, a laundry room and a storage room. The first floor is designed as a night area with three more bedrooms and two bathrooms, one of which has its own bathroom and access to the terrace. Every room offers an enchanting view of the Brijuni archipelago. The villa has its own parking lot, a fully automatic swimming pool with the possibility of salt water as well as heated water, measuring 8x4m and an outdoor shower, and guarantees complete privacy. It is fully air-conditioned and the heating issue is solved by means of a heat pump. Turnkey system. The stated price is for legal entities in the VAT system, while the VAT item is calculated for natural persons. The proximity of all the necessary amenities make this location an excellent choice for a warm family home or an idyllic vacation during the summer months if you want to engage in tourist rentals and thus return the invested funds faster. For any additional information you are interested in or if you want to view the property, please call the licensed agent with many years of experience in real estate: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1507060

### Additional contact info

Reference Number: 676010  
Agency ref id: IS1507060