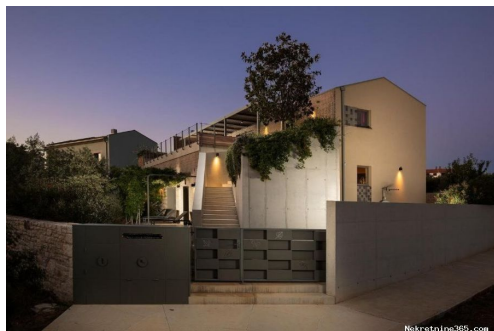


## Dizajnerska moderna vila nadomak mora, Pula, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Dizajnerska moderna vila nadomak mora
Property for:	Sale
House type:	detached
Property area:	240.0 m <sup>2</sup>
Lot Size:	850.0 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	2,200,000.0 €
Updated:	Nov 07, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2020

## Location

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

## Permits

Building permit: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation



## Parking

Number of parking spaces: 2

## Description

Description: A beautiful villa of modern design, built in 2020, represents a combination of modern and traditional architecture at its best. It is located in a quiet part of the village, close to the sea, and is surrounded by pine trees and an olive grove. It faces south and is adorned with a spacious terrace and an overflowing pool with a panoramic view of the island. It is superbly designed to emphasize all the advantages of its location and enjoy the panoramic view. It is spread over three floors and has a net area of 240 square meters and is equipped with the best local materials as well as top designer furniture. The ground floor consists of two spacious bedrooms with a bathroom, which open onto a fragrant garden with a sun deck. There is also a sauna on the ground floor with an additional shower. All the rooms on the ground floor lead out to a spacious Mediterranean garden where, in addition to the sunbathing area, there is also a dining table protected by the shade of olive and lemon trees. The garden is ideal for enjoying the sun during the day and watching the beautiful constellations at night. On the mezzanine floor there is a spacious bedroom with an en suite bathroom and a wardrobe. On the first floor, there is an impressive living room and a kitchen with large glass walls that offer a panoramic view. The terrace with an overflow pool, which also has a hydromassage section, stretches the entire length of the villa, and there is also a professionally equipped outdoor kitchen. On the first floor there is also another bedroom with an en suite bathroom and a wardrobe. In the evening, the pool and garden are illuminated and create a special atmosphere and experience. - 4 bedrooms - 3 bathrooms - toilet - sauna with shower - underfloor heating, hair

dryers, cooling - wi-fi, satellite antenna - video surveillance -energy certificate  
A++

### Additional contact info

Reference Number: 680472  
Agency ref id: D-022  
Contact phone: +385 (91) 268-2467