

EKSKLUZIVNO VISOKOKVALITETNO NOVOIZGRAĐENA VILA S ČETIRI SPAVAĆE SOBE I BAZENOM, Pula, House



Seller Info

Name: Family Nekretnine
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Service Type: Selling and renting
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About us: Family nekretnine d.o.o. is a licensed real estate brokerage company registered in the Register of Brokers, which has a very passionate, ambitious, experienced and professional and empathetic approach to each client in order to provide them with the highest quality and carefree real estate brokerage service.

Listing details

Common

Title: EKSKLUZIVNO VISOKOKVALITETNO NOVOIZGRAĐENA VILA S
ČETIRI SPAVAĆE SOBE I BAZENOM
Property for: Sale
House type: detached
Property area: 200.0 m²
Bedrooms: 4
Bathrooms: 4
Price: 885,000.0 €
Updated: Dec 06, 2024

Condition

Built: 2023

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Infrastructure:	Water, Electricity, Sewage
Energy efficiency:	A+



Parking

Number of parking spaces:	10
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Description

Description:	<p>In the very south of the Istrian peninsula, there is an ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. Right in Štinjan, not far from the beaches, there is this high-quality property of 200 m² on a plot of 460 m². It spreads over two floors. On the ground floor of the villa, which is approximately 85 m², there is an entrance hall with a built-in wardrobe, a bedroom, a bathroom, a well-made kitchen with an island, a dining area and a living room with a built-in fireplace for a complete atmosphere and a storage room where the machine is located. for washing and drying machine and boiler room. There are three modernly designed bedrooms, each with its own bathroom, on the first floor of approx. 95 m². Each bedroom has an air conditioning unit, a television and a built-in wardrobe. From the first floor, you can reach the attic area of approx. 25 m², which is currently used as a storage space. Throughout the house, double-glazed PVC carpentry with electric blinds and mosquito nets has been installed, and a 10 cm thermal facade has been installed on the house, which represents excellent insulation. The heating and cooling system is regulated in each bedroom with the help of quality air conditioning units, as well as in the living room, which, in addition to the air conditioning, also has a fireplace for heating with the help of wood, while the bathrooms are equipped with underfloor heating. The ground floor and first floor have separate fuses for electricity, as well as the exterior of the house with a</p>
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swimming pool. Preparations have also been made for the installation of a parlapone in case of need for the same. The villa was newly built with high-quality materials, and every detail was carefully considered during its decoration. The yard is equipped with an open-air dining room, a barbecue, a 21 m2 swimming pool, a sun deck, and a sufficient number of parking spaces. Given its surface area, high-quality construction, number of bedrooms, outdoor area with swimming pool, design, proximity to the sea and all accompanying facilities (such as shops, pharmacies, schools, kindergartens, etc.), the said villa represents to the future owner a very interesting, excellent, luxurious, high-quality, profitable real estate both in terms of family life for a multi-member family as well as for catering and rental activities and a quick return on investment. FOR ALL OTHER INFORMATION, CALL THE NUMBER: +385981748680 dean.zunic@family-nekretnine.hr DEAN ŽUNIĆ Licensed agent

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