

UNIKATNA RUSTIKALNA VILA SA PROSTRANIM GRAĐEVINSKIM ZEMLJIŠTEM, Pula, House



Seller Info

Name:	Family Nekretnine
First Name:	Family
Last Name:	Nekretnine
Company Name:	Family nekretnine d.o.o.
Service Type:	Selling and renting
Website:	https://family-nekretnine.hr
Country:	Croatia
Region:	Istarska županija
City:	Pula
ZIP code:	52212
Address:	Smareglina ulica 5
Phone:	0038552521111
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:	UNIKATNA RUSTIKALNA VILA SA PROSTRANIM GRAĐEVINSKIM ZEMLJIŠTEM
Property for:	Sale
House type:	detached
Property area:	260.0 m ²
Bedrooms:	6
Bathrooms:	4
Updated:	Dec 07, 2024

Condition

Built:	2004
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Location

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

Permits

Ownership certificate: yes

Additional information

Infrastructure: Water, Electricity, Telephone installation



Parking

Number of parking spaces: 6

Description

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In the very south of the Istrian peninsula there is a small 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. This unique stone villa with a swimming pool is located not far from the center of Pula in a quiet location. The land on which this unique property is located extends to almost 2,500 m², of which 1,200 m² is suitable for the construction of a new building. The living area of the villa is 260 m². The quiet location is enhanced by the fact that the property is located within an ancient Roman quarry, the views of which can be seen in the villa itself, as well as next to the yard and pool, which is bordered by natural rock. The villa consists of: **GROUND FLOOR:** 1st residential unit (living room with kitchen and dining room + 1 bedroom + 1 bathroom + exit to the covered terrace on the 1st floor 2nd residential unit (living room with kitchen and dining room + 2 bedrooms + 1 bathroom + exit to covered terrace and pool) **1ST FLOOR:** 3rd residential unit with separate entrance (kitchen with dining room + 3 bedrooms + 2 bathrooms) **YARD:** Swimming pool sunbed, Covered terrace Fireplace Big yard This unique villa is furnished in a rustic style where natural stone has been preserved and wooden joinery has been installed. 3 inverter air conditioning units are used for cooling and heating, and wood stoves can also be used for heating. There are 6 parking spaces in the yard. **HIGHLIGHTED:** Rustic design Unique location Proximity to the sea 1.2 km Swimming pool 56 m² Building plot 1200 m² Due to its quiet location, usable area, large yard, proximity to urban areas and quiet location in nature, the mentioned property represents great potential for future buyers and offers the

possibility of a quick return of invested funds or enjoying it for family life.
Building land within the yard offers the possibility of building another villa or house. FOR ANY ADDITIONAL INFORMATION OR VIEWING: Luka Zunic
Licensed agent +385 99 598 77 84 luka.zunic@family-nekretnine.hr

Additional contact info

Reference Number: 694485
Agency ref id: 2145
Contact phone: +385 (99) 598-7784