ID: 2145

# UNIQUE RUSTIC VILLA WITH SPACIOUS BUILDING LAND

Pula

**850,000 €**
3,269 €/m$^2$







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:

ID: 2145

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Pula | PROPERTY ID | 2145 |
| PRICE | 850,000 € | TYPE | Villa |

## Extra features

- Access road
- Tavern
- Terrace
- Balcony
- Pantry
- Garden
- Swimming pool
- Yard
- Forest

## Infrastructure

- Electricity
- Water
- Phone line

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