ID: 2732

HIGH-QUALITY MODERN VILLA WITH SWIMMING POOL

Štinjan, Pula

690,000 €
3,833 €/m^2







Pula is the largest city in the Istrian region, located in the southwestern part of the Istrian peninsula. The Pula Amphitheatre is the largest and best-preserved monument of ancient architecture in Croatia. The city is rich in its heritage and Roman legacies that adorn and complement the culture of this city. In the last few years, the popularity and attendance of Pula has been increasing and it is becoming one of the leading tourist destinations in Croatia. The region is known for its mild climate and beautiful beaches.

A beautiful, modern high-quality villa is located in a quiet, yet busy location. The mentioned property with a total area of 180 m2 is very well designed and positioned with an ideal

orientation on a plot that has enough space for 3 parking spaces. The villa has a covered entrance area, a spacious beautiful hallway and one part intended for a small storage room. The living room and kitchen are open-plan with exits to terraces that have a view of the rest of the plot, greenery and a beautiful overflow pool. In the mentioned part we also have a spacious bedroom with a separate bathroom with beautifully laid large-sized ceramics and a walk-in shower. There is also space for a built-in wardrobe and a separate guest toilet. The property has three more bedrooms with separate beautiful bathrooms that are tiled, each with well-designed large-sized ceramics and modern colors and designs. Each room and bathroom have their own story and energy that will certainly be even more pleasant when the house is completed. Tinted glass will be installed on the window openings and on the terrace on the first floor. For the mentioned property we have ordered doors for all rooms, LG 3.5 kW air conditioners and ceramics to pave the outside. There is a total of 350 m2 of ceramics measuring 90x90 that is planned to pave the outside. A spacious, beautiful swimming pool in front of the house that is modern and beautiful with an overflow system, and around the villa is a part that needs to be arranged and completed according to your own wishes.

- The underfloor heating system is installed on the lower and upper floors throughout the property
- Installations for the video surveillance system have also been installed
- Swimming pool - overflow with heat pump
- Pvc - white inside - anthracite outside - three-layer
- Mosquito screens on all larger openings that are sliding with a modern look
- Electric blinds

Due to its spaciousness, the property offers great business potential for catering and rental activities, and has been used as a rental property for several years, which ensures a very high return on investment on an annual basis. The investment would certainly be returned sooner this way, but it certainly offers the future owner the opportunity for a very comfortable family home in a very quiet location, yet close to all amenities and the city center.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Mediation Assistant

Summary

LOCATION	Štinjan, Pula	PROPERTY ID	2732
PRICE	690,000 €	TYPE	Villa

Extra features

- Access road
- Terrace
- Pantry
- Garden
- Swimming pool
- Yard

Infrastructure

- Water
- Sewerage

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