ID: 3529

SALE OF A COMFORTABLE VILLA IN A WANTED LOCATION

Štinjan, Pula

1,000,050 €
6,250 €/m^2







VILLA IN ŠTINJAN – AN OASIS OF PEACE NEAR THE SEA, IN THE FUNCTION OF TOURISM

Pula, the largest city in Istria, is known for its rich history, cultural heritage, beautiful beaches and crystal clear Adriatic Sea. In addition to being an attractive tourist destination, Pula is desirable to live in all year round thanks to its developed infrastructure, schools, shops, catering facilities and numerous recreational opportunities.

Surrounding settlements that provide peace and privacy, while at the same time providing quick access to the city, the sea and all necessary amenities, are particularly sought after. One

of them is Štinjan, a peaceful and family-friendly tourist settlement located near the sea, known for its beautiful promenades, beaches and proximity to Fažana and Pula.

VILLA IN ŠTINJAN

This comfortable and stylishly decorated villa is located in a quiet and family-friendly street, yet in the immediate vicinity of all important amenities and the sea, and has been successfully operating as a tourist destination for four years. The property has 160 m^2 of living space and 225m^2 of garden.

The property has been decorated with special care to provide comfort, privacy and a pleasant stay, and at the same time represents a very interesting investment for the future.

The villa consists of a ground floor and an upper floor, where the space is very functionally connected, while large glass surfaces and numerous windows allow for plenty of natural daylight.

On the ground floor there is an entrance area, followed by a spacious living room connected to the kitchen, creating a pleasant and open space for everyday living. On the ground floor there is also a guest toilet and one bedroom with its own bathroom.

A modern staircase with elegant black stone cladding leads to the upper floor, where there are two large and comfortable bedrooms, each with its own bathroom. A special charm is provided by smaller, intimate balconies to which the rooms have access, creating additional space for morning coffee, rest or enjoyment of peace.

On the upper floor there is also an additional room that can serve as a children's room, study or space according to the needs of the future owners.

The entire villa exudes neatness and quality and does not require additional investment or renovation. It has been maintained and is currently actively operating as a tourist rental.

The interior is characterized by modern ceramic floors, easy to maintain, while white PVC joinery with double glazing, tinted windows, roller shutters and mosquito nets ensures comfort throughout the year. The property has 3 air conditioners and radiators in all rooms for the winter months and a chimney in the living area.

OUTDOOR SPACE – PRIVACY AND RELAXATION

From the ground floor there is access to a covered outdoor terrace, designed as an extension of the living area. Here there is a space for socializing, relaxing and dining, a small kitchenette with a barbecue and a few steps away there is a swimming pool surrounded by greenery and Mediterranean plants.

The outdoor space is particularly beautifully decorated and provides a sense of intimacy. Although the villa is located in a settlement with surrounding houses, the position and

arrangement of the garden provide owners and guests with peace, privacy and the feeling of their own little oasis.

Next to the house there is a garage space that is currently being converted into a large storage room, which further increases the functionality of the property and provides enough space to store equipment, seasonal items and everything needed to maintain the villa.

IDEAL INVESTMENT OR FAMILY HOME
This property represents an excellent combination of private comfort and tourist investment. It allows the future owner to continue the existing purpose and use the property as an investment.

At the same time, the villa can also be an exceptionally high-quality family home. Štinjan offers more and more facilities needed for everyday life, including schools, shops, sports facilities and tennis courts, while the sea, beaches and promenades are 1 kilometer from the house.

HIGHLIGHTS:
Quiet and family-friendly tourist location
Štinjan - close to the sea and Pula
Villa in use for tourism for 4 years
Neat and well-maintained property
No need for additional investments
Comfortable and functional layout
Open-concept living room and kitchen
3 bedrooms
Several bathrooms
An additional room suitable for a child's or study room
Smaller balconies next to the rooms
Covered terrace
Private pool and outdoor shower by the pool
Landmarked and intimate garden
Greenery and Mediterranean plants
Garage space currently serving as a large storage room
Modern ceramics
PVC windows with double glazing
Rollers and mosquito nets
Lots of natural daylight
Ideal for tourist rental
Possibility of using as a comfortable family home
The property is being sold fully furnished as shown in the photos.

A villa that offers the most valuable - peace, privacy, comfort and proximity to the sea, with already proven tourist potential. The property is ready to continue business or to create your own home in one of the most attractive settlements in the Pula area.

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

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Assistant in mediation
Family nekretnine d.o.o

Summary

LOCATION	Štinjan, Pula	PROPERTY ID	3529
PRICE	1,000,050 €	TYPE	Villa

Extra features

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

Infrastructure

- Electricity
- Water
- Sewerage

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