ID: 2246

EXCLUSIVE LUXURIOUS QUALITY NEWLY BUILT VILLA WITH FOUR BEDROOMS AND POOL

Štinjan, Pula

885,000 €
4,425 €/m^2







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 450 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 swimming pool. Preparations have also been made for the installation of a parlaphone 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.

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Summary

LOCATION	Štinjan, Pula	PROPERTY ID	2246
PRICE	885,000 €	TYPE	Villa

ID: 2246

Extra features

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

Infrastructure

- Electricity
- Water
- Sewerage

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