

# Villa

## Veli vrh, Pula, Istria



<b>Ref</b>	RE-U-30813
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Veli vrh, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	208 sqm
<b>Plot size</b>	450 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 721 000

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Exclusive villa near the city of Pula, perfect to live in Croatia 365 days a year!

Distance from the sea is 4 km.

It is a perfect combination of comfort and modern style.

The villa of 208 m<sup>2</sup> is located on a land plot of 450 m<sup>2</sup>.

It has as many as seven bedrooms, three kitchens and four bathrooms, and what certainly adorns this villa is the 32 m<sup>2</sup> swimming pool.

The residential part consists of three residential units, so on the ground floor there are two accommodation units, each with an area of 52 m<sup>2</sup>, with two bedrooms, a bathroom and a kitchen, while on the first floor there is a larger residential unit, with an area of 104 m<sup>2</sup>, with three bedrooms. living room with kitchen and dining room and direct access to the outdoor terrace with a partial view of the sea.

The interior is designed to be fun. So, apart from the swimming pool, the house has other facilities for entertainment.

One of the apartments on the ground floor is decorated in such a way that the living room has been turned into a game room with billiards, darts and Playstation.

In the fully fenced yard there is a swimming pool with a sunbathing area and a barbecue.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
3466 €

Average price/m<sup>2</sup> of this type  
in this region:  
3596 €

Median price/m<sup>2</sup> of this type  
in this region:  
3550 €

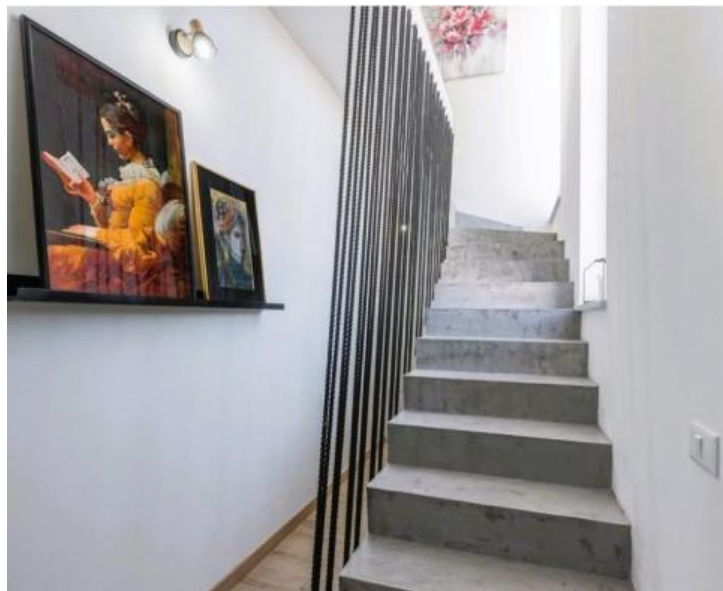
Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



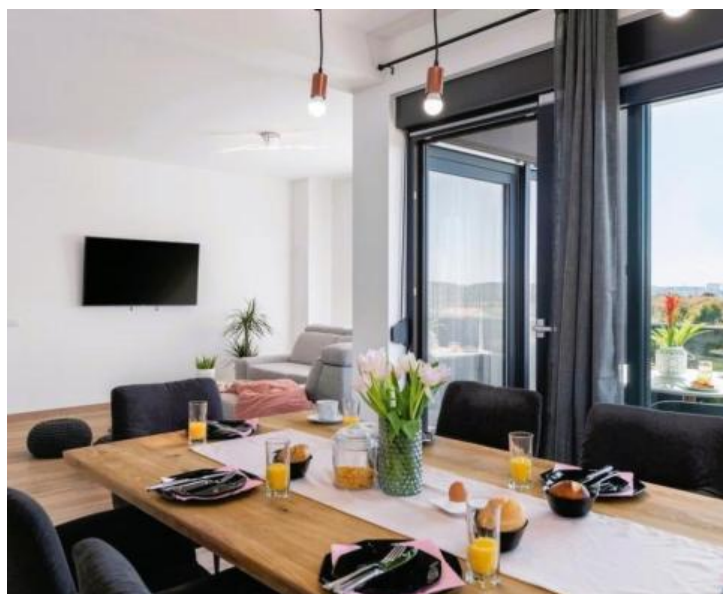
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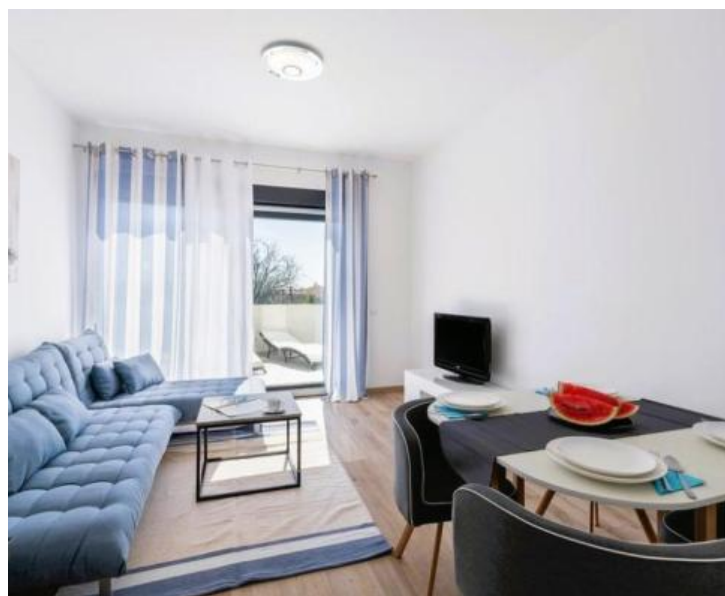
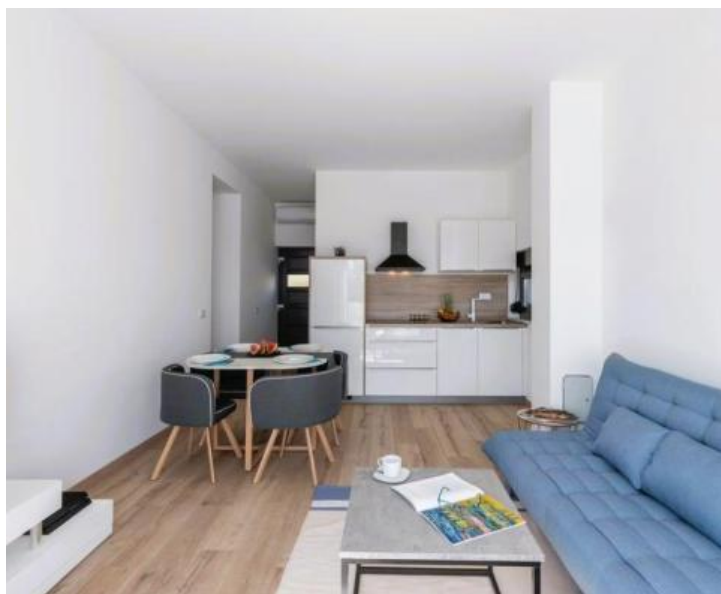
## Veli vrh, Pula, Istria





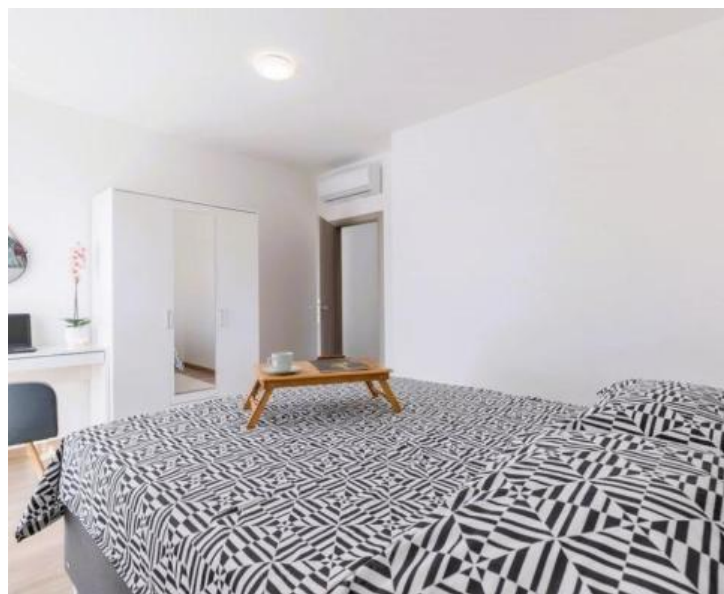
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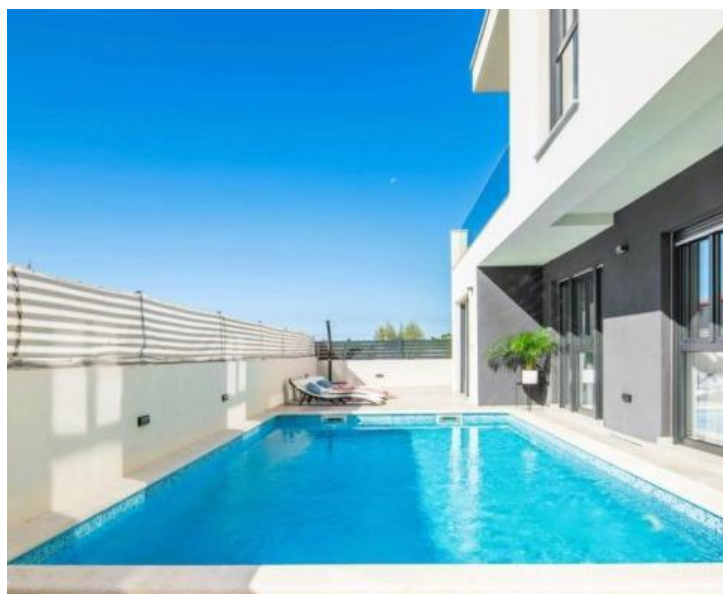
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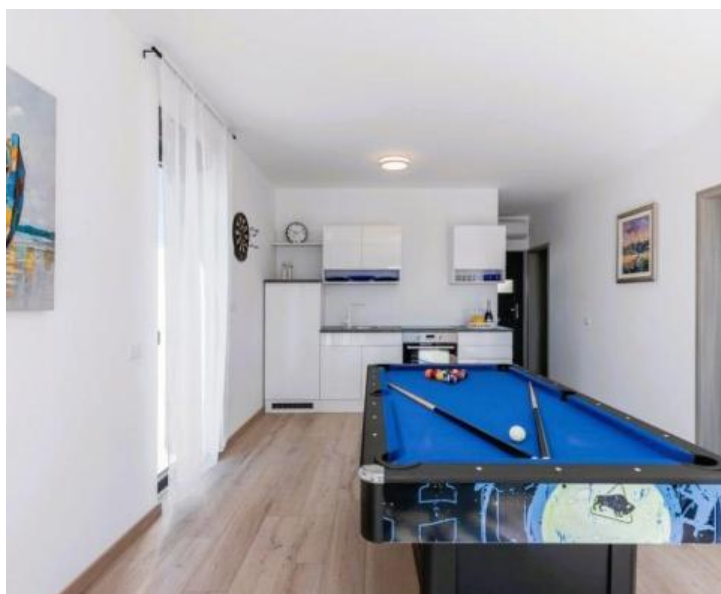
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Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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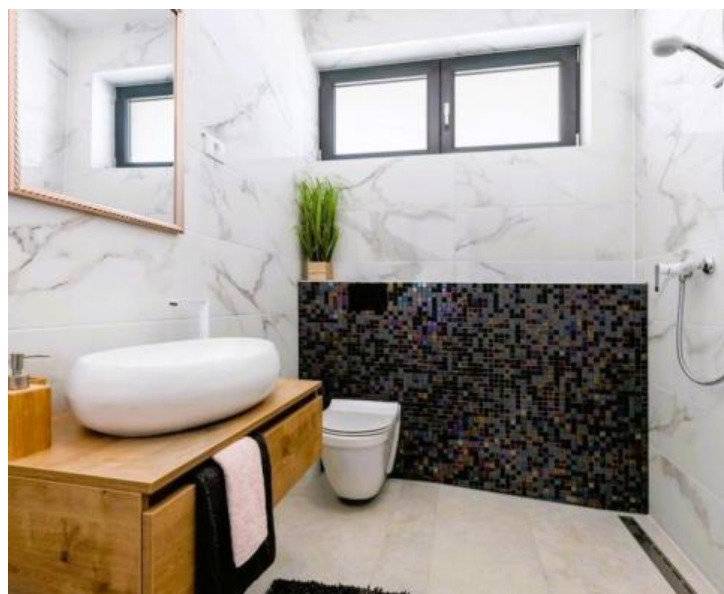
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