

House

Stoja, Pula, Istria



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Ref	RE-U-32265
Type	House
Region	Istria > Pula
Location	Stoja, Pula
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	266 sqm
Plot size	487 sqm
No. of bedrooms	6
No. of bathrooms	5
Price	€ 1 480 000

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Austro-Hungarian style unique property with an elevator 200 meters from the sea in Pula, Stoja!
Total area is 266 sq.m. Land plot is 487 sq.m.

In the annals of real estate, one occasionally encounters a property of such singular distinction that it captures the imagination and stirs the soul. We are privileged to present just such a residence, dating from 1913, embodying the elegant Austro-Hungarian architectural style. Nestled a mere 200 meters from the sea and surrounded by various amenities, this villa stands out not only for its timeless design but also for the remarkable addition of an elevator—a rare feature for buildings of this era—which seamlessly links the ground-floor apartment with the three-story dwelling above.

To truly appreciate the grandeur and unique concept of this estate, a visit is indispensable. Upon acquisition, the fortunate owner will not only possess a garden of 467 square meters, adorned with stately trees offering ample shade, but also two distinct and spacious apartments spread across five floors within the villa. Adjacent to the villa, there is ample parking, and a separate entrance leads to the garden, which is currently being beautifully paved with natural stone.

Entering through the garden, one finds the first part of this extraordinary residence—a 135-square-meter apartment spanning two floors, comprising four bedrooms, three bathrooms, and an additional toilet. Notably, the entrance area houses an elevator, ingeniously designed to connect the two apartments, thus transforming them into a cohesive single residence. This conveyance takes one to the upper floors, where the second unit, extending over three levels, unfolds. This unit, covering 130.88 square meters, features two bedrooms, a study, two bathrooms, a storage room, a charming terrace with a sea view, two living rooms, a kitchen, and a toilet.

The potential of this property is boundless, offering countless opportunities to the discerning owner. Technical features include multiple air conditioning units for heating and cooling, gas central heating, a new facade, a new roof, freshly landscaped grounds, PVC joinery, and the aforementioned elevator.

Location: The villa's location is truly exceptional, with the nearest beach and various others just a three-minute stroll away. For the athletically inclined, tennis courts, swimming pools, and a gym are within walking distance. Moreover, a shopping center and all essential daily conveniences are easily accessible. The property boasts clear title and is free of encumbrances.

Such a unique offering is rare on the real estate market! We are at your disposal for any further inquiries.

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 m²:
5564 €

Average price/m² of this type
in this region:
2759 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

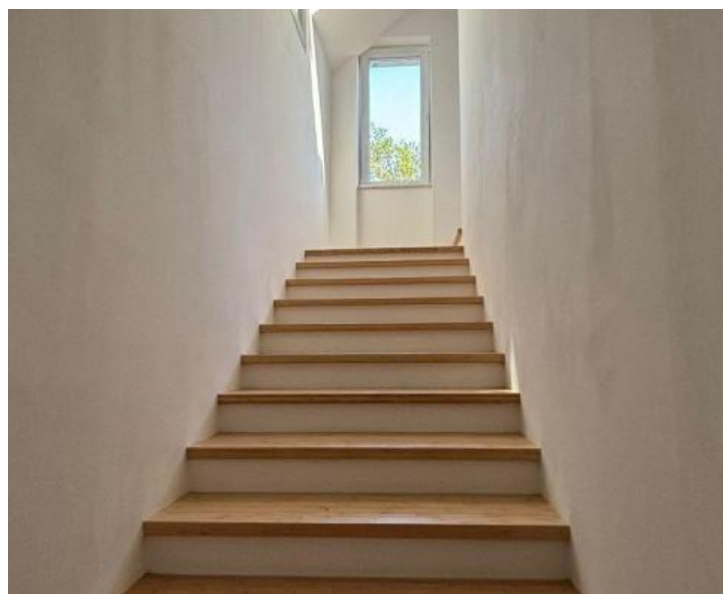
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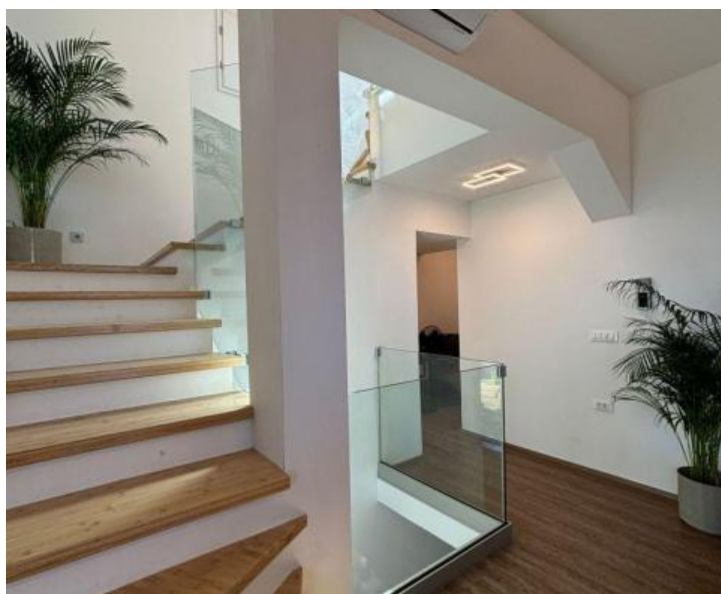
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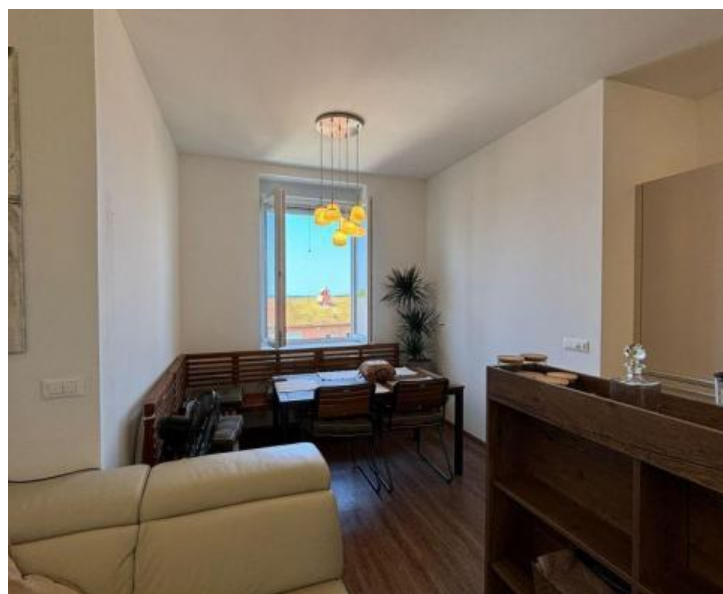
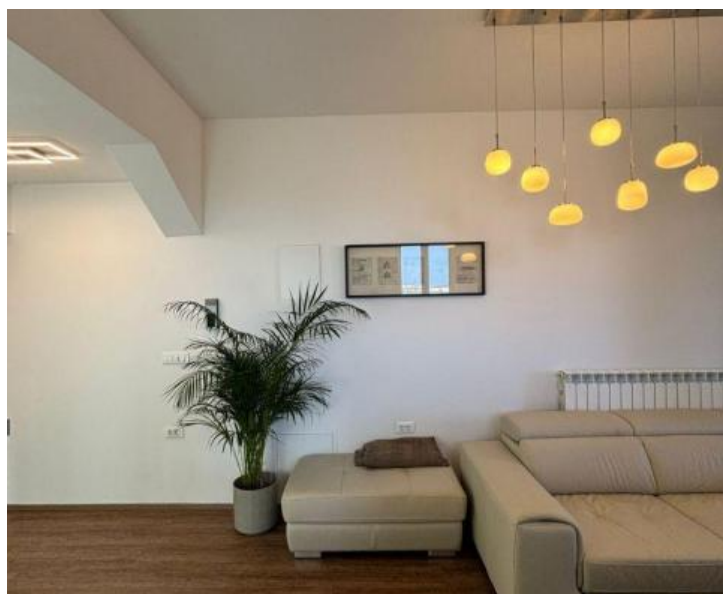
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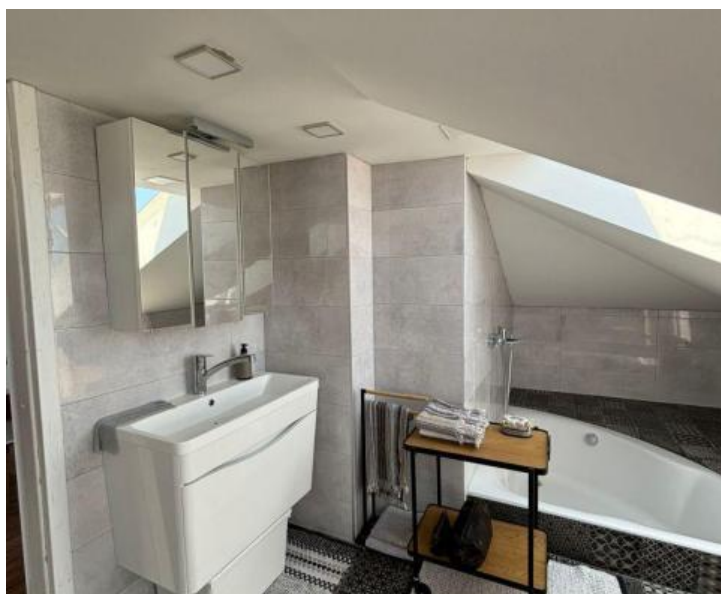
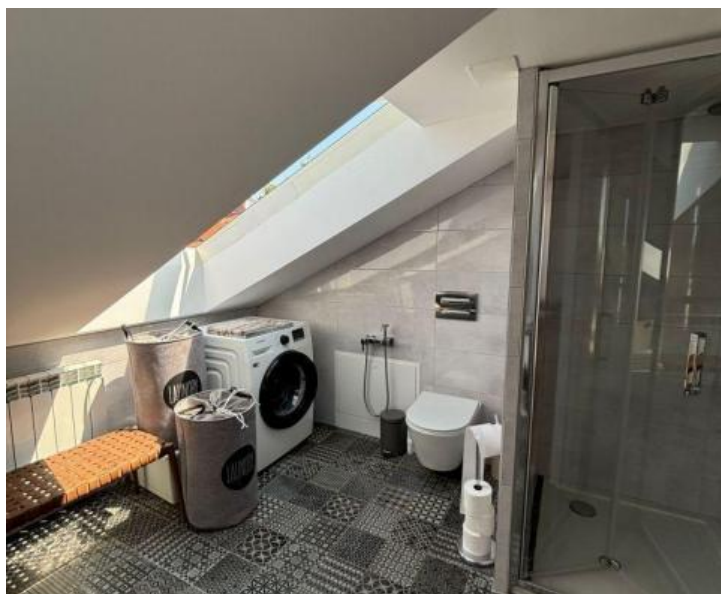
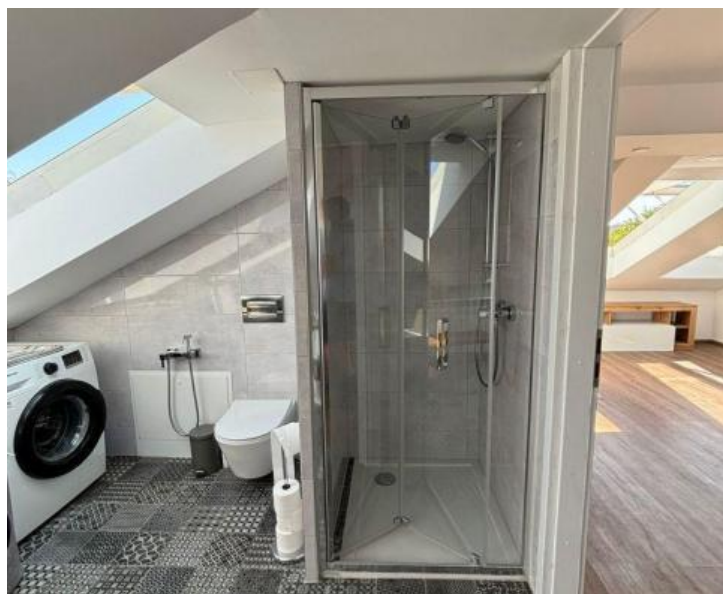
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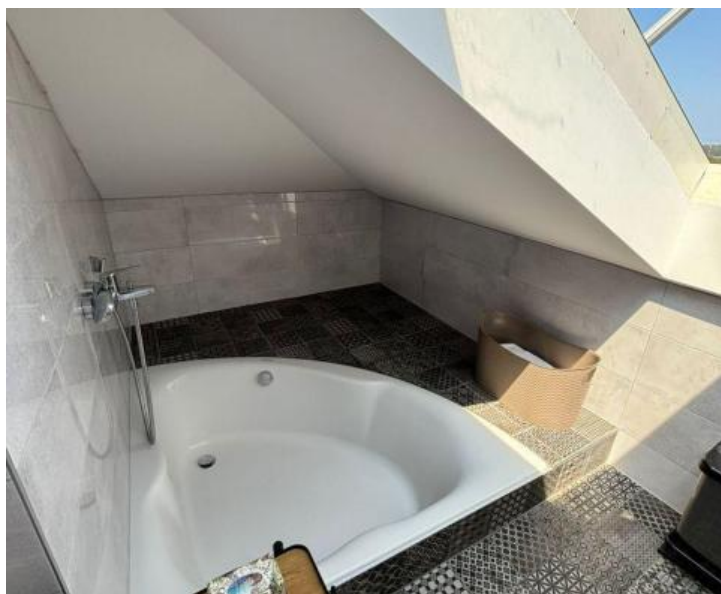
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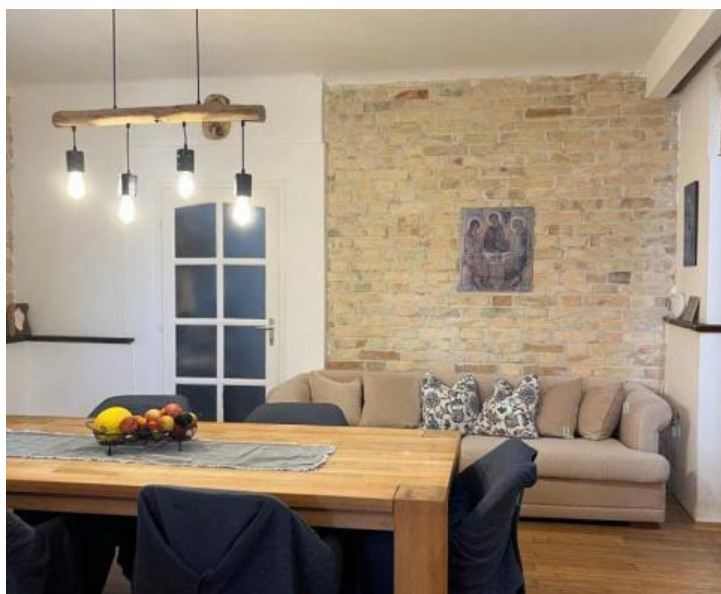
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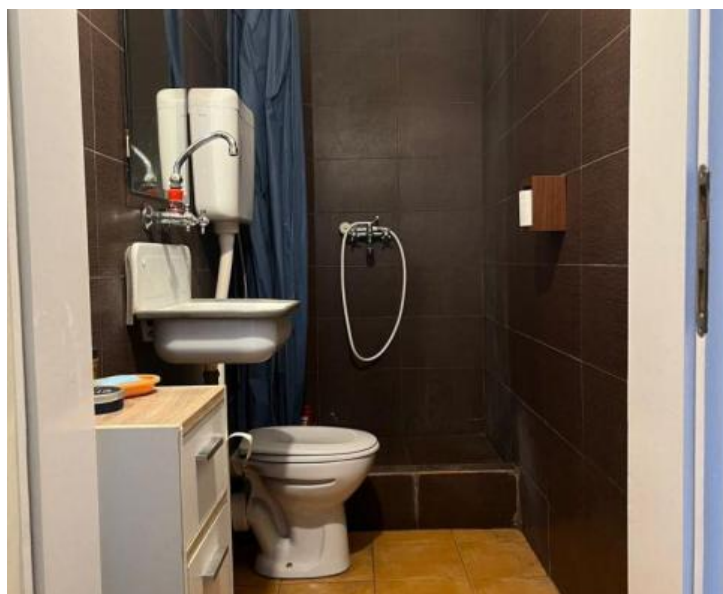
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