

# Villa

## Veli Vrh, Pula, Istria



<b>Ref</b>	RE-U-33490
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Veli Vrh, Pula
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	470 sqm
<b>Plot size</b>	680 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 2 075 000

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Modern villa with a swimming pool and sea view in Pula, mere 1500 meters from the sea!  
Total area is 470 sq.m. Land plot is 680 sq.m.

It is a newly constructed villa of luxurious and modern design, offering splendid views of Pula and the shimmering sea beyond.

Built in the year 2020, this exceptional property presents an opulent lifestyle, replete with comfort and elegance.

Upon entering the ground floor, one is greeted by a spacious, open-concept area where the kitchen, dining room, and living space seamlessly merge. Large glass doors lead to the outdoor terrace and pool, allowing for a seamless flow between indoor and outdoor living. Also on the ground floor is a bedroom, complete with its own bathroom and direct access to the pool area. A separate shared toilet serves this floor as well.

The outdoor terrace is a veritable haven for entertaining, furnished with a dining table for 14 guests, table football, a summer kitchen, a sunbathing area, and a cozy relaxation space beside the shimmering waters of the pool. The pool itself spans 52 square meters, featuring both heating and hydromassage functions for the utmost indulgence.

Ascend to the first floor, where a laundry room equipped with a washer and dryer awaits, alongside four bedrooms, each with its own private bathroom. Three of these rooms open onto a covered balcony, offering a serene view of the landscape. On the second floor, two additional bedrooms with en-suite bathrooms share access to another covered balcony, where preparations have been made for a Jacuzzi, should one wish to install such a luxury. Here, too, is a storage room with access to the terrace, where the outdoor air conditioning units are discreetly tucked away.

Both upper floors boast balconies with sweeping views over Pula, the ancient Arena, and the endless expanse of the sea. Every room is thoughtfully appointed with all necessary amenities, ensuring absolute comfort.

Beyond the house itself, there lies a summer kitchen, complete with a gas grill, an outdoor shower, a pool engine room, and a boiler room. The property also offers uncovered parking for four cars within its grounds, with additional free parking available outside.

This villa, with its magnificent surroundings and meticulously planned spaces, stands as a testament to modern luxury, offering both grandeur and a retreat from the world.

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

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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>:  
4415 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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