

Villa

Pješćana Uvala, Istria



Ref	RE-U-35358
Type	Villa
Region	Istria > Pula
Location	Pješćana Uvala
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	180 sqm
Plot size	598 sqm

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No. of bedrooms	4
No. of bathrooms	3
Price	€ 617 000

Modern Family Villa Near Pula and Pješčana Uvala, 1500 meters from the Sandy Beach!

Situated in a charming settlement near Pula and Pješčana Uvala, this modern family villa offers an ideal setting for both family living and tranquil summer vacations. The location is renowned for its peace and privacy while still being in close proximity to the city of Pula and a variety of amenities. The villa is also near the iconic Pješčana Uvala, famous for its pristine beaches and picturesque trails through the Soline park forest.

This is a rare opportunity to own a villa that will captivate you at first sight.

Villa Description

This elegant villa offers a total living space of 210 m², including 180 m² of interior living space and a partially covered summer terrace.

The layout is thoughtfully designed across three levels:

- **Entrance Level:**

The villa's main entrance, accessible via a dedicated parking area, opens to a hallway connecting three spacious bedrooms. This level also features an additional bathroom and a separate toilet.

- **Upper Level:**

The master bedroom is situated on the top floor, accessed via an internal staircase. This luxurious suite is completely private, featuring its own ensuite bathroom. Depending on your preferences, this space can be converted into a private office, gym, or similar purpose.

- **Ground Level:**

The lowest level, designed in an open-plan concept, serves as the heart of the home. This floor includes a bright and airy living room, a modern, fully-equipped kitchen, and a dining area perfect for hosting family and friends. An additional guest bathroom is also located here. Large glass walls flood this space with natural light and provide direct access to the terrace and garden.

The highlight of the ground floor is the seamless connection between the indoor and outdoor spaces, offering a perfect flow for relaxation and entertainment.

Garden Description

The villa sits on a **598 m² plot**, leaving 462 m² of landscaped outdoor space after accounting for the villa and pool. The entire yard is enclosed by a wall, enhancing privacy and security.

The garden is designed for low-maintenance living, featuring an automated irrigation system for the greenery. The centerpiece of the outdoor area is a partially covered **20 m² terrace**, ideal for gatherings with friends and family. It can also accommodate a premium outdoor kitchen to complete the experience.

The terrace leads to the **33 m² swimming pool** with a sunbathing deck. The surrounding area offers stunning, almost panoramic views of olive groves and lush forest landscapes, creating a serene atmosphere.

The garden is family-friendly, offering plenty of space for children and pets to play safely. There's also ample room to add features like a playground or a shaded relaxation zone.

Additional Information

This villa represents an excellent opportunity for those seeking a private sanctuary in a peaceful and safe environment. Its location enhances the living experience, with beaches, shops, restaurants, schools, marinas, and more just a short 3-minute drive away.

Additional features include:

- **Ownership:** Fully documented with a single owner (1/1), no encumbrances.
- **Thermal Insulation:** High-quality 10 cm insulation for energy efficiency.
- **Windows and Doors:** PVC joinery throughout.
- **Climate Control:** Air conditioning in every room, with heating and cooling options. A chimney is also in place for installing a wood or pellet stove.
- **Security:** Equipped with an alarm system and sensors.
- **Irrigation:** Automated garden watering system.

This property is perfect for anyone looking for a peaceful retreat, a rare real estate investment in a prime location, or a property to develop for tourism or other business ventures.

For more information or to schedule a viewing, please feel free to contact us anytime.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3428 €

Average price/m² of this type
in this region:
3596 €

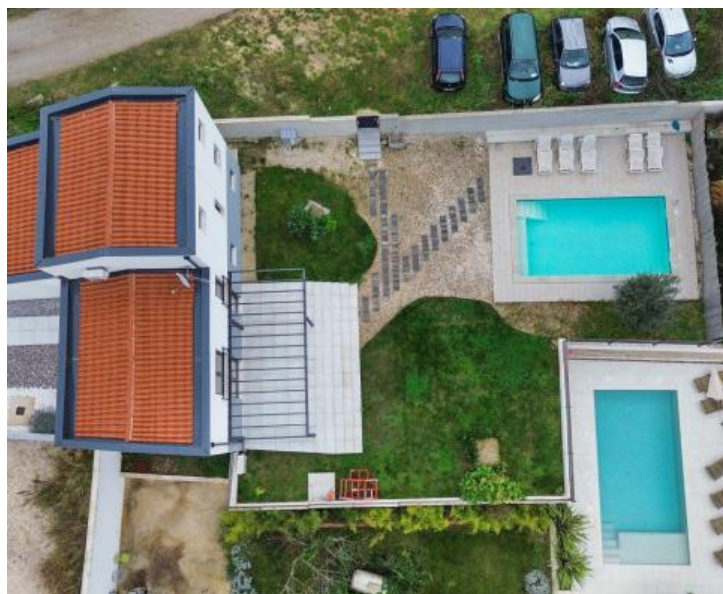
Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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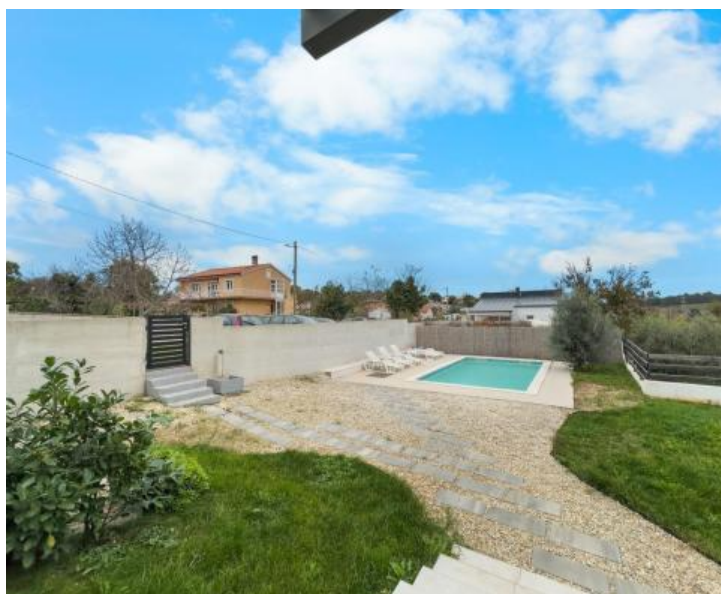
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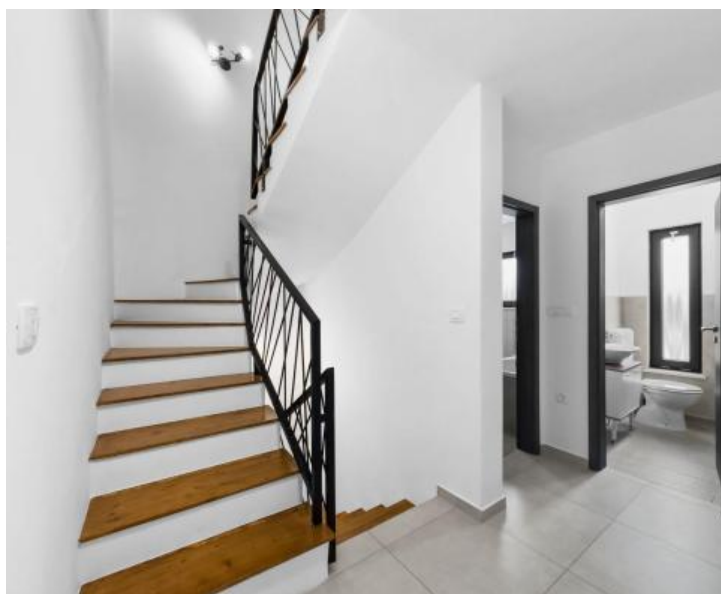
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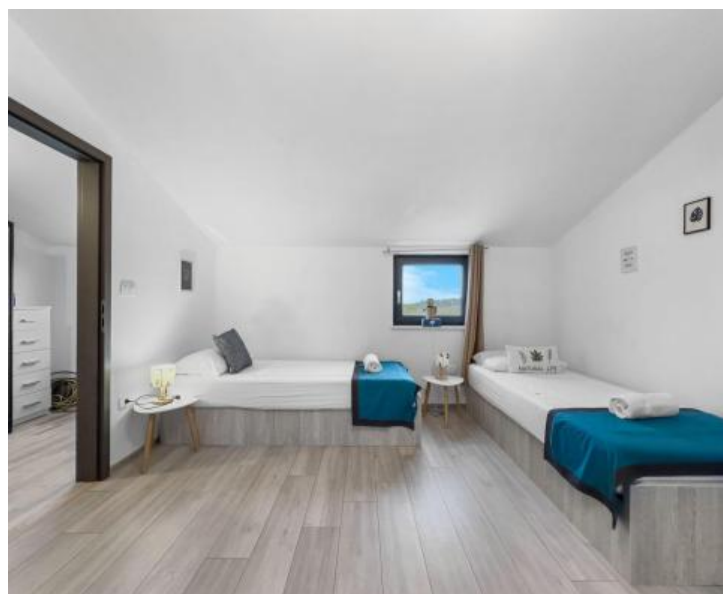
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