

Villa

Štinjan, Istria



Ref	RE-U-25883
Type	Villa
Region	Istria > Pula
Location	Štinjan
Front line	No
Distance to sea	2000 m
Floorspace	269 sqm
Plot size	450 sqm
No. of bedrooms	5

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No. of bathrooms

5

Price

Price upon request

This modern new building with two residential units is located just a few minutes from beautiful beaches and promenades in Štinjan, close to Pula.

Located in beautiful Štinjan, a modern building consisting of 2 residential units was found and offers future owners the opportunity to purchase just one or the option of purchasing the entire building with two residential units.

Total area is 269 sq.m. Land plot is 450 sq.m.

It is a new building with the planned completion of the works by the end of the 2024 season, when moving in is also planned. Each residential unit has its own private entrance and parking at the front of the building.

At the entrance to the ground floor, there is a corridor that separates the space for everyday life from the private part. Thus, on the ground floor of the building there is one bedroom with its own bathroom (only in the building on the right), and one guest toilet. The corridor leads us further towards the open space area, which houses the spacious and bright living room with dining room and kitchen. This space is decorated with large glass walls that create a special atmosphere and help in natural lighting of the space.

An internal staircase leads to the upper floor, where there are two additional bedrooms, each of which has its own bathroom, as well as an exit to a larger covered terrace.

On the first floor there is also a larger common covered terrace of both buildings, to which each building has its own access, depending on the wishes of the future owners and the decision to purchase one or both residential units, the same terrace can simply be divided.

Each residential unit has a part of its own garden where there is a common swimming pool.

SPECIFICATIONS;

- * Both housing units will have underfloor heating in all rooms, while quality ceramics will be installed on the floors.
- * The carpentry is aluminum on the outside, while on the inside it is PVC with three-layer glass and electric shutters
- * An alarm system with video surveillance and sensors will also be installed
- * The house is sold in its current condition or as a turnkey system.
- * High-quality materials were used during the construction and during the decoration precisely because the owner is building the property for his private needs, without the purpose or need of renting.

LOCATION DESCRIPTION;

The property is located in a newly built part of Štinjan. This is an ideal opportunity for all those who are looking for the option of a peaceful and quality family life in an idyllic location, as well as for all those who are looking for the option of a tourist investment.

Štinjan is famous for its inevitable walk along the sea with a view towards the sunset and the famous Brijuni

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Islands, 20+ km long, which connects various surrounding settlements such as Kampa Puntižela, Valbandon, Fažana and Peroj. Along the entire promenade there are numerous well-kept beaches, plenty of green areas ideal for entertaining your pets and family, numerous Beach-Bars, restaurants and plenty of additional facilities. Shops, a school, a kindergarten and other restaurants are located in the immediate vicinity, as well as a good connection between Štinjan and the city of Pula by public bus lines.

For any additional information, questions or wish to organize a property tour and meeting with the current owner, please feel free to contact us.

NOTE:

The entire facade is currently completed and they are working on the environment. As they continue with the work, the price will increase, so the price is on request because he should be contacted with every inquiry we receive.

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

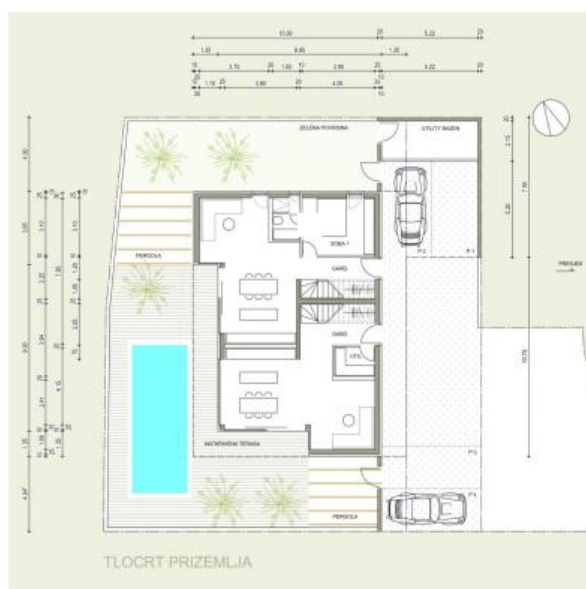
Median price/m² of this type
in this region:
3550 €

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

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

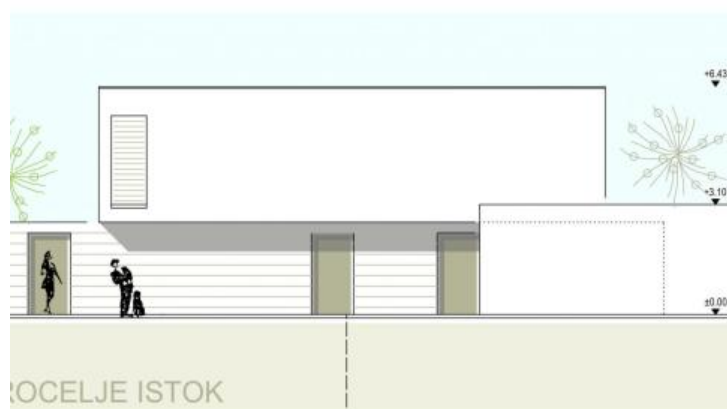
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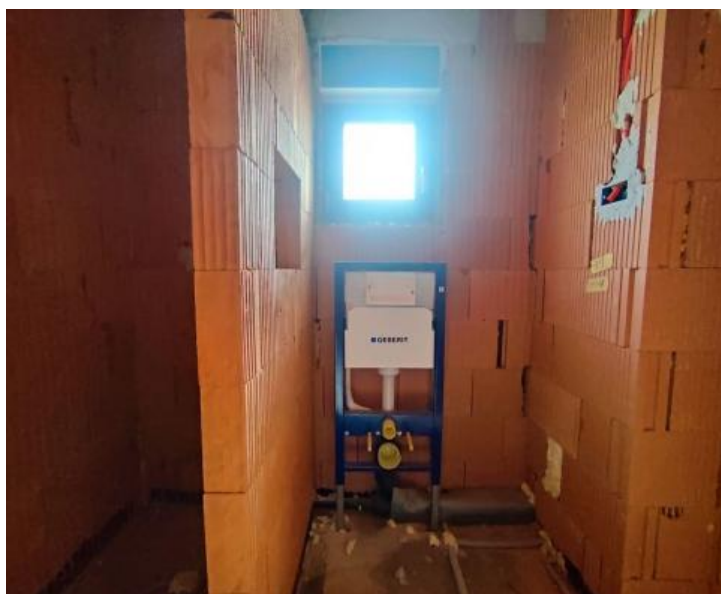
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