

Villa

Pula, Istria



Ref	RE-U-36796
Type	Villa
Region	Istria › Pula
Location	Pula
Front line	No
Sea view	No
Distance to sea	2200 m
Floorspace	165 sqm
Plot size	683 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 660 400

Modern architecture house with outbuilding and swimming pool in Pula, 2 km from the sea!

Situated in a **highly sought-after location** in this stunning city, this **modern architectural masterpiece** is now available for sale.

Beyond its striking contemporary design, the property of 165 sq.m. stands out for its **high-quality construction**, ensuring **long-term comfort and an exceptional living experience**.

Designed as a **single-level residence**, the house features a **spacious living room, an open-plan dining area with a kitchen, three bedrooms with en-suite bathrooms, a guest toilet, and a technical room**. An **auxiliary building** on the property offers **additional living space**, including a **living area, bedroom, and bathroom**, making it ideal for guests or extended family.

The **beautifully landscaped and fully fenced yard of 683 sq.m.** enhances the home's ambiance, providing a **private retreat** with a **swimming pool, sun deck, and a covered summer kitchen** equipped with a **toilet and storage area**.

With its **prime location and well-thought-out interior and exterior layout**, this property presents a **fantastic opportunity for comfortable family living** or as a **profitable investment for tourist rentals**.

The listed price includes the property in its **final construction phase without furniture**, allowing buyers to **customize the interior** to their own preferences.

The seller is a **legal entity**.

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:
4002 €

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

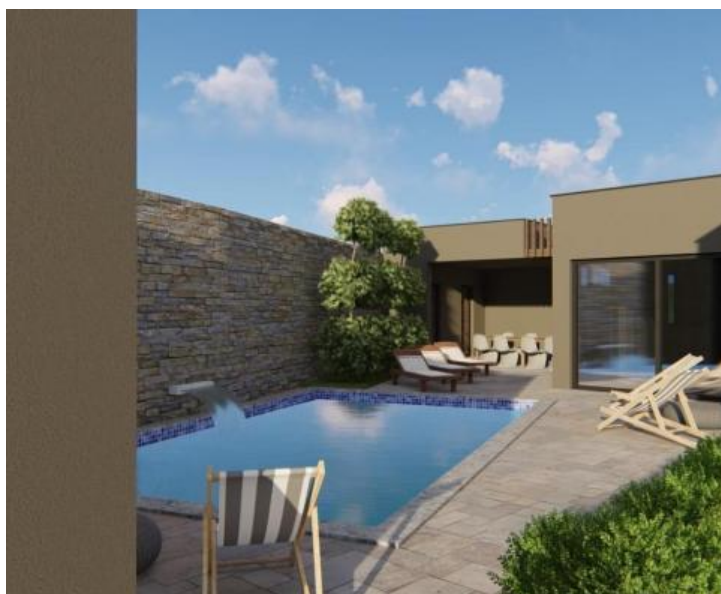
Median price/m² of this type
in this region:
3550 €

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

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

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