

Villa

Monteserpo, Istria



Ref	RE-U-36801
Type	Villa
Region	Istria > Pula
Location	Monteserpo
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	150 sqm
Plot size	1625 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 750 000

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House of 150 sq.m. with a Swimming Pool and Expansive Garden of 1625 sq.m. in Pula, just 4 km from the Sea!

Pula, the largest city and main port of Istria, stands as a captivating blend of history, nature, and modern urban life. Like Rome, it was built on seven hills, with its impressive landscape nestled in the southwestern part of the Istrian Peninsula. With over three thousand years of history, Pula showcases a remarkable cultural heritage shaped by Roman, Venetian, and Austro-Hungarian influences, leaving behind stunning architectural marvels. Walking through its streets and squares feels like an open-air museum, where ancient landmarks meet contemporary charm. Beyond its historical significance, Pula is also defined by its breathtaking natural beauty, featuring crystal-clear waters, a rugged coastline with rocky and pebble beaches, lush pine forests, and sprawling olive groves. The city thrives year-round, offering an ideal balance of tourism and everyday urban living.

Situated on one of Pula's iconic seven hills, near the serene Šijana forest park, a house with a swimming pool and a spacious garden is now available for sale. This property, located in an extraordinary natural setting, stands out for its superior construction quality, ensuring long-term satisfaction and an exceptional living experience. Its timeless design showcases the beauty of simple yet elegant exterior architecture. The home is structured as a single residential unit spanning two floors, offering a functional and inviting layout. The ground floor features a spacious living room, dining area, kitchen, three bedrooms, and a bathroom, while the first floor includes an additional bedroom, a bathroom, and a generous hallway that serves as an extra living space, leading to a covered terrace.

The beautifully landscaped and fully fenced yard is a true oasis of greenery, perfectly complemented by a swimming pool with a sunbathing area and a covered summer kitchen, ideal for relaxation and entertainment. With its exceptional location, well-planned interior, and thoughtfully designed outdoor space, this property presents an excellent opportunity for a comfortable family home or a profitable investment in the tourist rental market.

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:
5000 €

Average price/m² of this type
in this region:
3599 €

Median price/m² of this type
in this region:
3555 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

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