

Villa

Juršići, Istria



Ref	RE-U-27749
Type	Villa
Region	Istria > Pula
Location	Juršići
Front line	No
Sea view	No
Distance to sea	13000 m
Floorspace	487 sqm
Plot size	8686 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 2 500 000

Timeless Villa in the Heart of Istria - Svetvinčenat!

Just a **20-minute drive from the center of Pula**, this **luxurious villa** offers **487 m² of exquisitely designed living space**, built to the highest standards, on a beautifully landscaped **8,700 m² estate**. It provides refined luxury in complete privacy, set within the breathtaking natural surroundings of **southern Istria**.

VILLA DESCRIPTION:

Spanning **two levels**, the villa features **five bedrooms and seven bathrooms**, with all rooms bathed in natural light.

Only **premium natural materials** have been used, including **local stone, brushed oak, linen fabrics, high-quality Italian tiles, and designer furniture**.

• Ground Floor:

- Open-concept **kitchen and dining area**, separated from the **spacious living room** by a grand fireplace
- **One bedroom with an en-suite bathroom**
- **Gym and wellness area** with a **sauna**
- **Billiard room**
- **Wine cellar**
- **Storage room**

• Upper Floor:

- **Four spacious bedrooms**, each with its **own bathroom and private balcony**
- Expansive **100 m² terrace** with stunning views

The **landscaped garden** features a **58 m² swimming pool, whirlpool**, a **covered summer kitchen with a barbecue**, an **outdoor toilet**, a **shower**, and a **storage area**. The Mediterranean garden has an **automated irrigation system** to maintain its lush greenery.

For recreation, the property boasts a **9-hole mini golf course** and a **private tennis court**, making it an ideal retreat for both relaxation and activity.

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MODERN AMENITIES & FEATURES:

- **Fully air-conditioned** with an advanced **underfloor heating and cooling system**
- Each bedroom is equipped with **smart SAT TV, air conditioning, and WiFi**
- **Entire estate is fenced** and landscaped with a variety of trees, shrubs, and colorful flowers
- **Parking for 6 cars**, including an **electric vehicle charging station**
- **Automated gated entrance**, controlled via a secure access system

This exceptional villa is located **close to Pula and Rovinj**, offering **a rare opportunity** to own a serene and secure sanctuary in one of Istria's most sought-after locations.

For additional information or to schedule a viewing, 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 expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
5133 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3855 €

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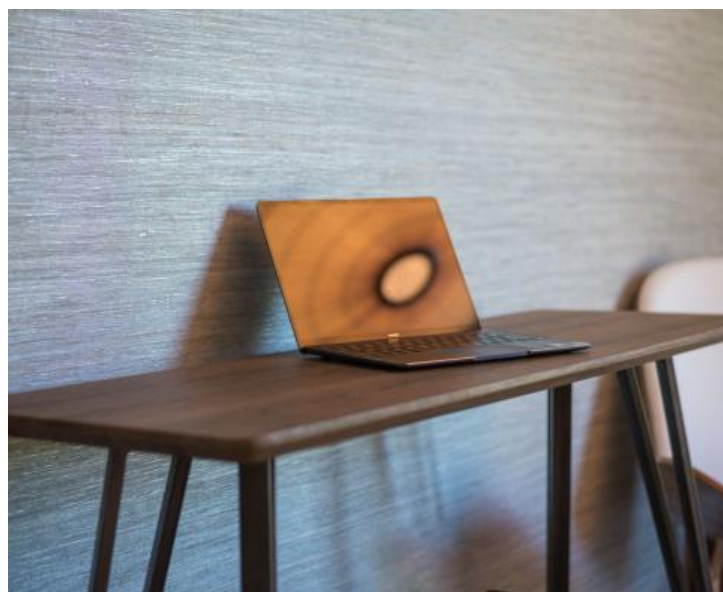
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