

# Villa

## Rakalj, Istria



|                         |               |
|-------------------------|---------------|
| <b>Ref</b>              | RE-U-38005    |
| <b>Type</b>             | Villa         |
| <b>Region</b>           | Istria > Pula |
| <b>Location</b>         | Rakalj        |
| <b>Front line</b>       | No            |
| <b>Sea view</b>         | Yes           |
| <b>Distance to sea</b>  | 1200 m        |
| <b>Floorspace</b>       | 220 sqm       |
| <b>Plot size</b>        | 670 sqm       |
| <b>No. of bedrooms</b>  | 3             |
| <b>No. of bathrooms</b> | 4             |
| <b>Price</b>            | € 1 142 000   |

Super-villa of fascinating modern design in Rakalj, Marcana cca. 1 km from the sea!

It is newly discovered area not far from Pula and Pula international airport, yet with no crowds of tourists, within virgin greenery.

This area is also famous now by Hauser trail - new promenade along the sea blessed by Stjepan Hauser, popular cellist.

We offer new villa of 220 sq.m. on a land plot of 670 sq.m.

Villa is completely new, just finished in 2021.

Villa consists of two levels.

On the ground floor you will find a hallway, kitchen with dining room equipped with the highest quality appliances so you can enjoy all the charms of food with loved ones, open space living room with the atmosphere of a high quality fireplace signed by a renowned French manufacturer. There is an additional bathroom on the ground floor, and an infrared sauna will take care of the complete hedonistic pleasure inside your new home. Stairs made of top quality Carrara marble reach the first floor.

On the first floor you will see a hall, three bedrooms each with its own bathroom and terrace that offers an unreal open view of the sea and nature. Each room has a personalized play with lighting that contributes to maximum comfort and convenience in your new home. The whole magical property is rounded off by a spacious roof terrace with a view that really leaves everyone speechless under the open starry sky and with good reason we call this villa a heavenly beauty.

In addition to all the above, this villa offers countless possibilities for which you will not even want to leave the villa, and the reasons are as follows:

- It offers a heated swimming pool of 48m<sup>2</sup> which you can warm up before arrival to ensure a perfect time in the villa.
- Inside the garden is a superbly equipped summer kitchen for real Masterchefs and outdoor dining area to fully enjoy the best delicacies with a Flamula gas grill from a very renowned manufacturer.
- Automatic irrigation has been installed, and the garden is paved with the well-known Brač stone.
- Video surveillance is installed for a feeling of complete security.

Technical characteristics of the villa:

- Ceiling air conditioning and a total of 5 air conditioners.
- Underfloor heating
- Fireplace.
- Smart heating - 12 cm walls + thermal insulation
- Electric blinds
- Aluminum joinery

This villa is a combination of all hedonistic characteristics for maximum enjoyment of your own home. Due to the specific location that provides peace and privacy, as well as the view of the sea and nature creates the

# Villa

## Rakalj, Istria



experience of a real piece of paradise.

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 m<sup>2</sup>:  
5191 €

Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

Rakalj, Istria



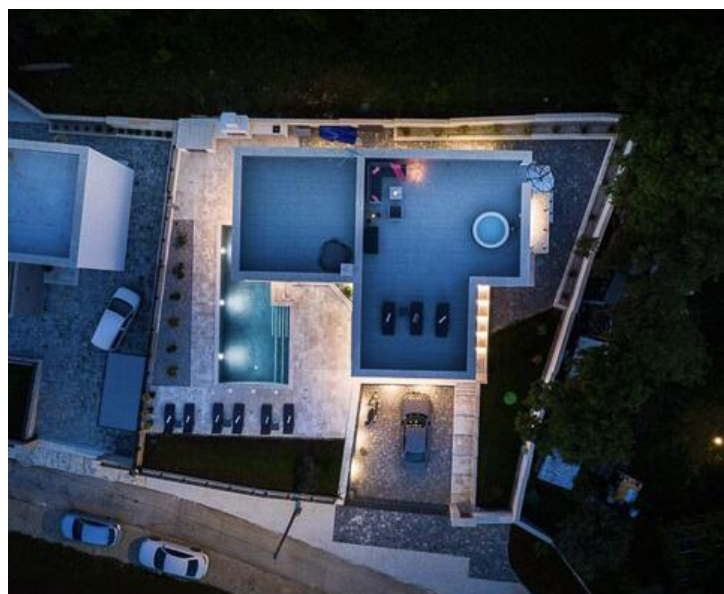
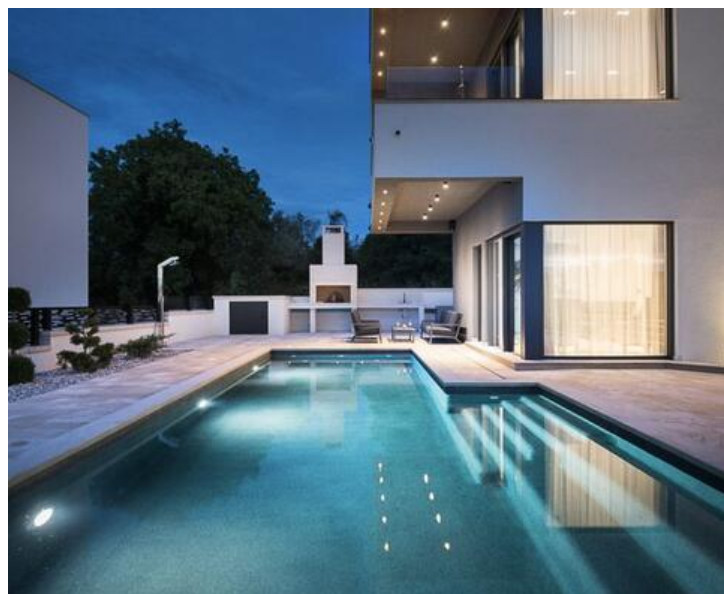
# Villa

Rakalj, Istria



# Villa

Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

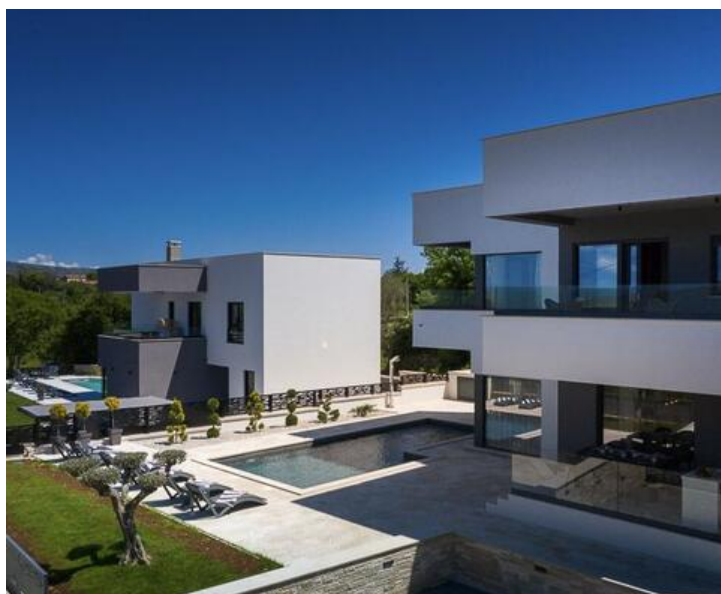
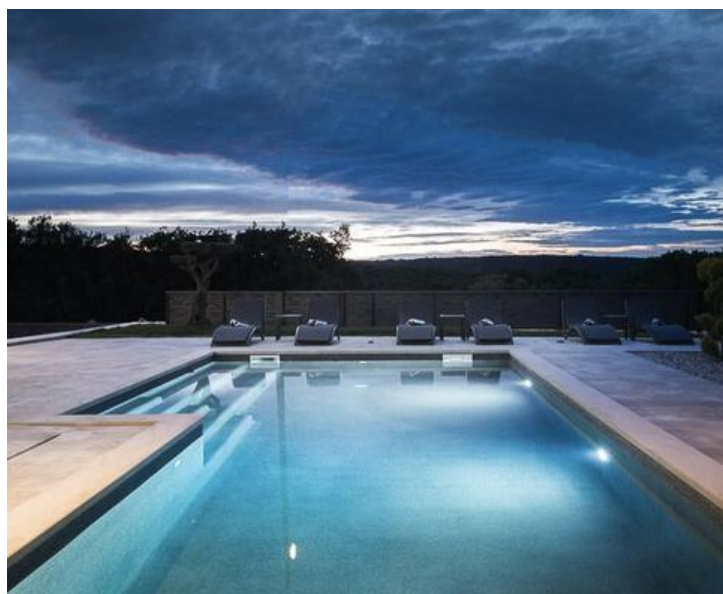
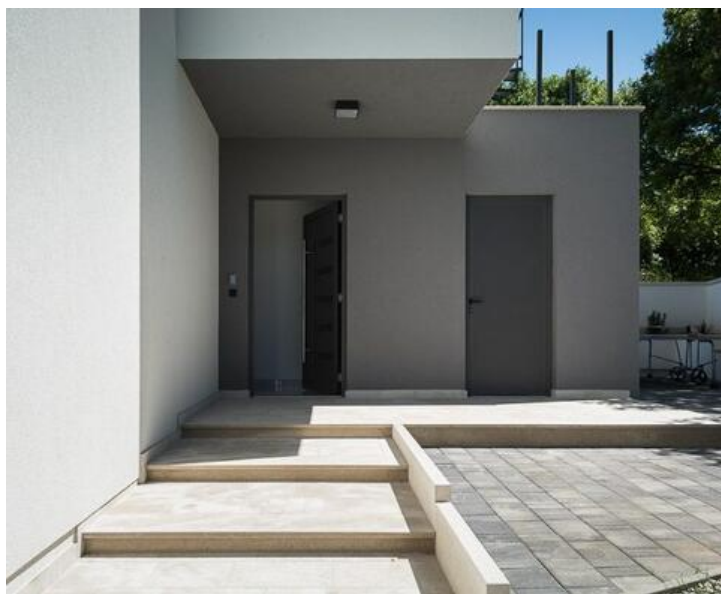
# Villa

## Rakalj, Istria



# Villa

## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Villa

## Rakalj, Istria



# Villa

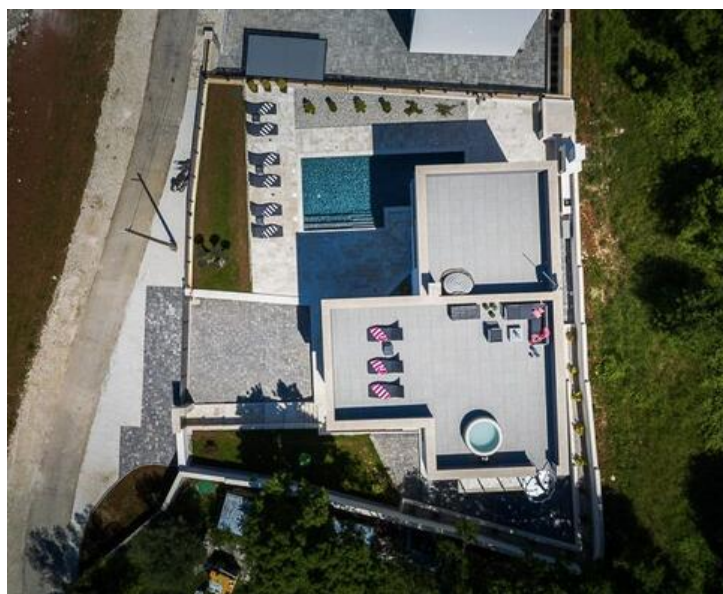
## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

Rakalj, Istria



# Villa

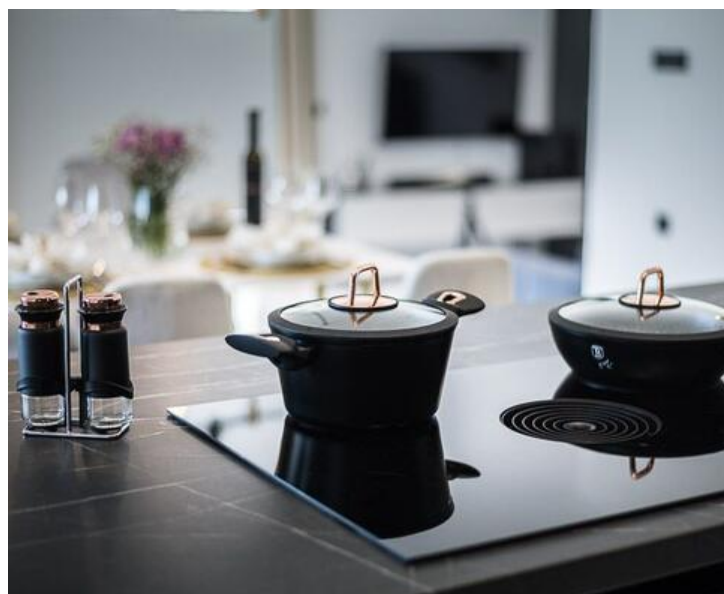
## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Rakalj, Istria



# Villa

## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Villa

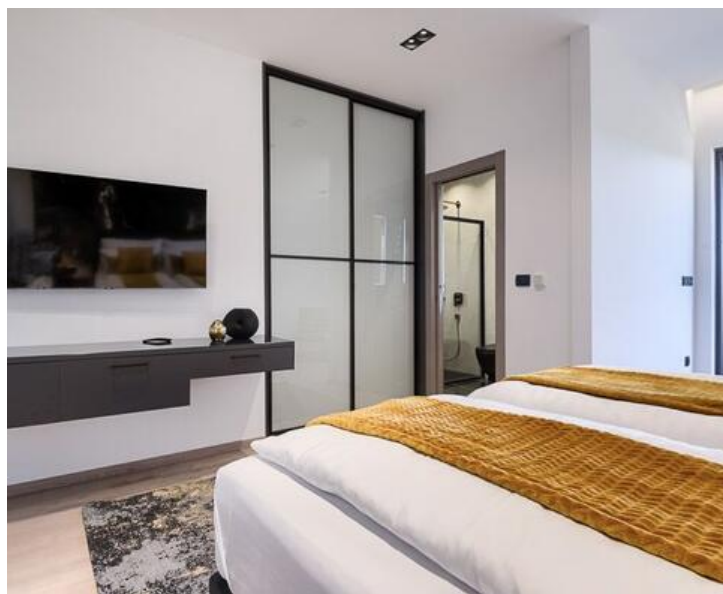
## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

Rakalj, Istria



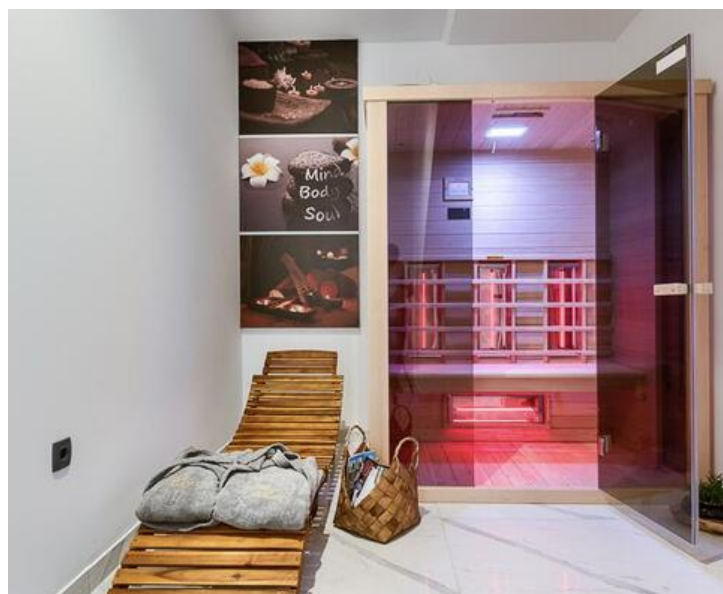
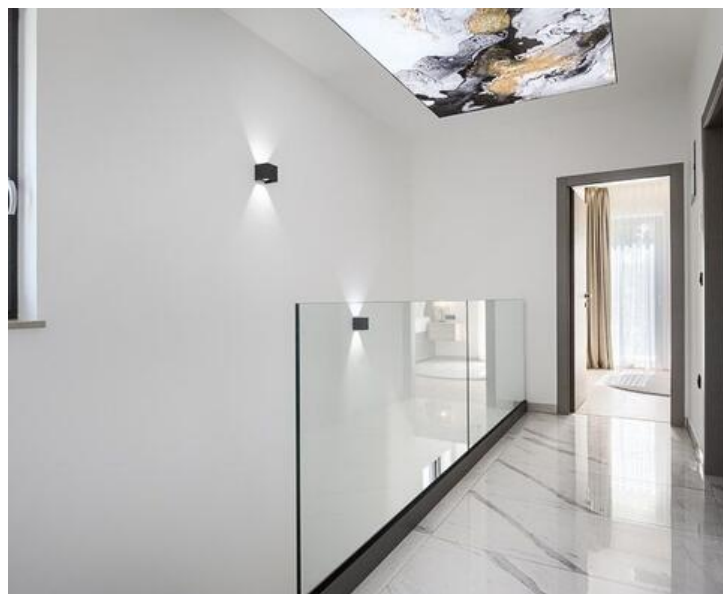
# Villa

## Rakalj, Istria



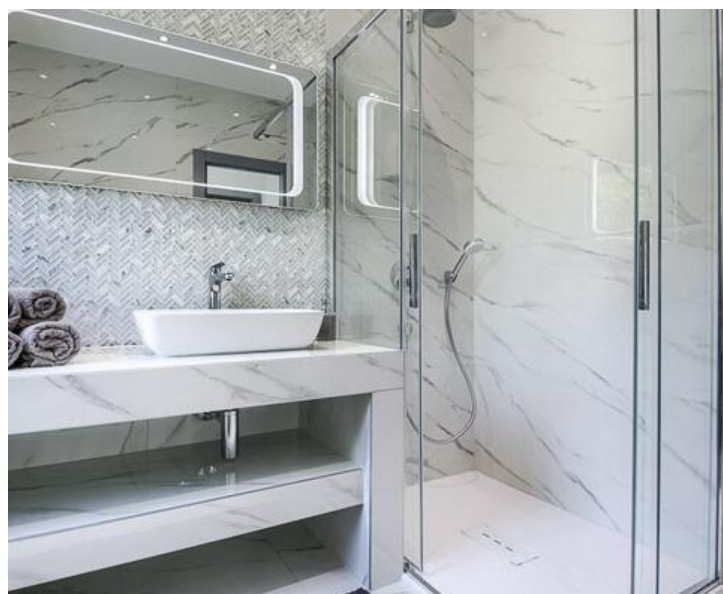
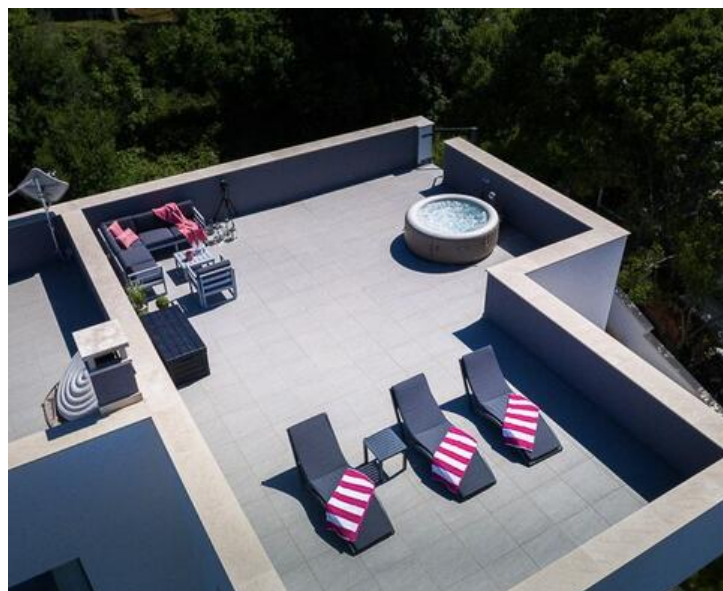
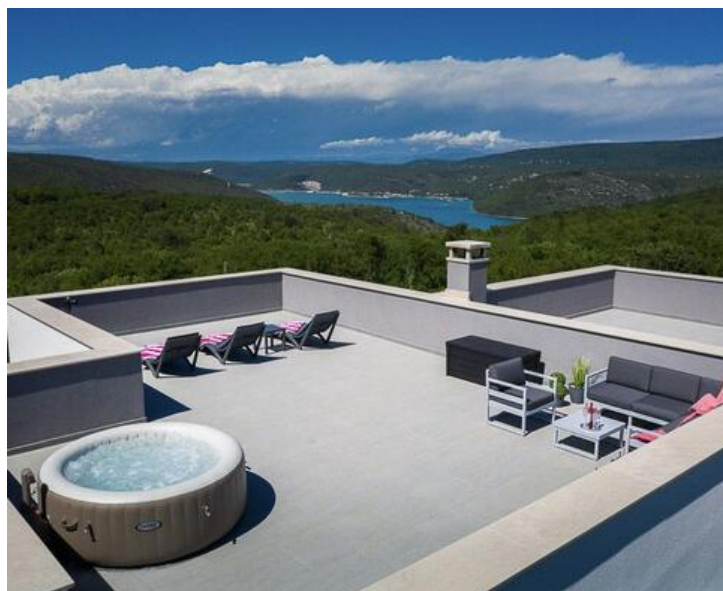
# Villa

## Rakalj, Istria



# Villa

## Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Rakalj, Istria



# Villa

Rakalj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)