

Villa

Štinjan, Pula, Istria



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Ref	RE-U-15553
Type	Villa
Region	Istria > Pula
Location	Štinjan, Pula
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	230 sqm
Plot size	1203 sqm
No. of bedrooms	7
No. of bathrooms	2
Price	€ 625 000

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Family villa in Štinjan near Pula just 1 km from the sea!

Total area is 230 sq.m. Land plot is 1203 sq.m.

Villa was built in 1872 but it is in a perfect condition. It was several times completely renovated.

The house consists of ground and first floor. The ground floor has underfloor heating and consists of an entrance area, a living room, a kitchen with a dining room, a bedroom, a bathroom and a storage room. The living room has direct access to the swimming pool and the terrace with an awning.

On the first floor, there are three bedrooms, two of which have access to the terrace, a bathroom and gas central heating.

There is a possibility of heating with wood or pellets. The house has a new demit facade of 5 cm (2018) and aluminum joinery with mosquito nets has been installed.

The house has entrances on two sides, and is sold partially furnished.

In addition to the above, the house also has a 40 m² apartment with a separate entrance and a terrace. Plus there is an auxiliary building with a laundry room, pool equipment and a small studio apartment.

In the garden you find a swimming pool of 75 sq.m..

The yard also offers 4 parking spaces, and within the grounds there is also a water well that is used to irrigate the yard, which is full of greenery.

Villa is located in a quiet street 1 km from the first beautiful beaches, a few minutes from the first shop and restaurant.

The property in question has a lot of outdoor space that provides comfort and airiness, and the interior of the house is constantly maintained with additional investments.

It can become your family nest for years.

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:
2717 €

Average price/m² of this type
in this region:
3594 €

Median price/m² of this type
in this region:
3545 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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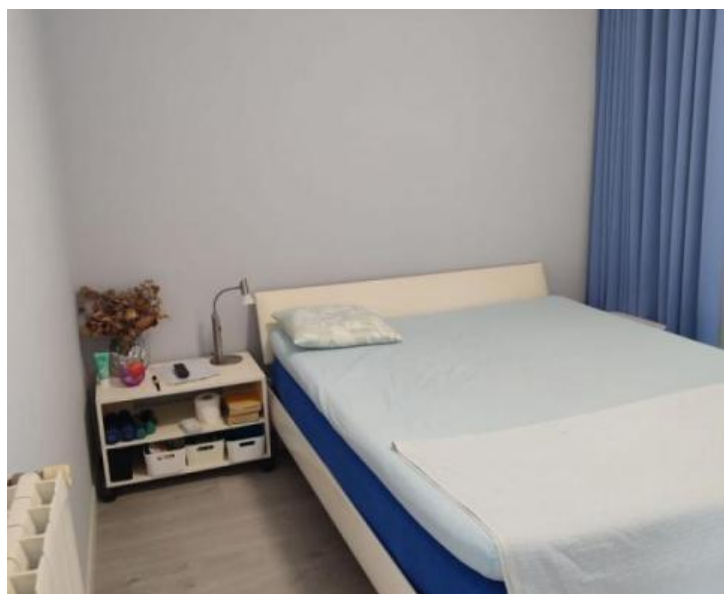
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