

# Villa

Šikići, Pula, Istria



<b>Ref</b>	RE-U-16517
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Šikići, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4500 m
<b>Floorspace</b>	145 sqm
<b>Plot size</b>	559 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 550 000

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Modern single level villa with swimming pool near the city on Pula, yet in a peaceful village of Sikici!

It is only 3 km from the stunning beaches and the city center.

This beautiful modern architecturally designed single level villa of 145 sq.m. is located on a plot of 559m<sup>2</sup> with a fully fenced garden and large private parking spaces for as many as six vehicles, all within the property.

The villa consists of a living room, kitchen, dining room, three bedrooms and three bathrooms. All bathrooms have underfloor heating, while all rooms have air conditioning for heating and cooling. In addition to its high technical standard, the house has an A + energy certificate.

In the garden you can enjoy the wonderful swimming pool of 28 m<sup>2</sup>.

In the outdoor area there is also an outdoor shower, large barbecue and deck chairs and a beautiful and cozy covered terrace offers a space where you can enjoy your meals.

This villa is a perfect opportunity to relax from the stress of city life in the Mediterranean climate or as a financial investment for tourist rental, and is located just a few kilometers from the center of Pula and all necessary facilities. You can use the villa for permanent accommodation and living in Istria 365 days a year.

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 m<sup>2</sup>:  
3793 €

Average price/m<sup>2</sup> of this type  
in this region:  
3606 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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