

# Villa

## Veruda, Pula, Istria



<b>Ref</b>	RE-U-16562
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Veruda, Pula
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	350 sqm
<b>Plot size</b>	326 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 390 000

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Unique villa with swimming pool and sea views just 600 meters from the sea in Pula, Veruda area!

It is located in a quiet and dead-end street, close to the city center.

In fact this is beautifully renovated Austro-Hungarian villa with a total living area of 350 m<sup>2</sup>. Land plot is 326 sq.m.

Its 350 m<sup>2</sup> of living space are spread over 3 floors.

On the lower floor space for socializing, a "game-room" with billiards and other facilities, a sauna, a fitness room, and a boiler room.

On the middle level there is a lighted "open-space" living room, a kitchen, a dining room, an exit to the outdoor terrace with a swimming pool, and 2 bedrooms, each with its own bathroom.

On the upper level there are 2 more bedrooms, also with their own bathrooms, and an exit to a beautiful sunny outdoor terrace with furniture and a wonderful view of the sea and the city.

The combination of an ideal location, together with the multitude of facilities that this villa offers, make it truly unique.

A heated swimming pool and paved parking for 3 cars are located on its completely fenced garden, which ensures privacy and privacy.

Additional details:

- \*The villa is equipped with underfloor heating.

- \*High-quality air conditioners are installed in each room.

- \*The city center is only 900 meters away.

- \*The villa is equipped with new and highest quality furniture and contents and is being sold exactly as is.

Great opportunity!

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>:  
3971 €

Average price/m<sup>2</sup> of this type  
in this region:  
3608 €

Median price/m<sup>2</sup> of this type  
in this region:  
3571 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4368 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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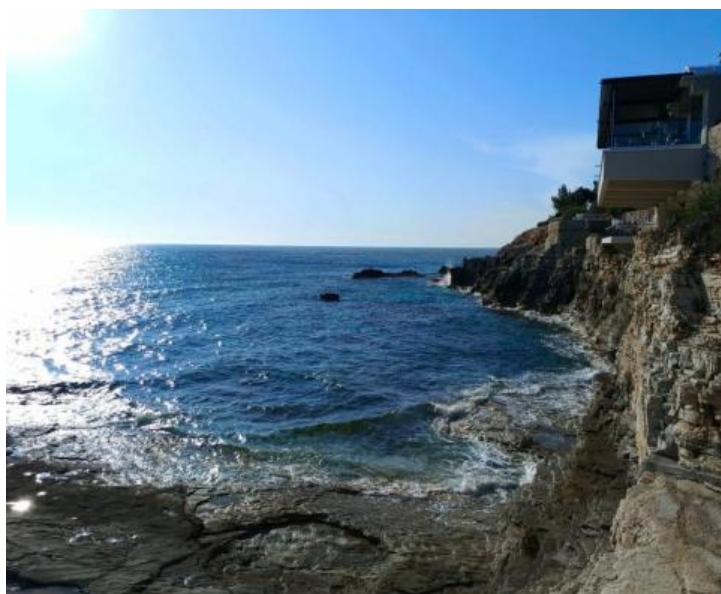
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