



Designer villa with a pool in Pula

545.000 €

2.329 €/m²

For sale is a new stone villa of 234 m², built on a property of total area of 682 m². You will find this modern oasis in Pula, only 4 km away from the nearest beaches. A peaceful dead end street in Mediterranean surroundings, the vicinity of Pula centre and new nautical tourist [complex Sveta Katarina](#) is what makes this location more than interesting. The villa was finished in May 2017 and it consists of two floors: ground floor and first floor. It has a great interior and exterior spatial organization, with a total of 3 bedrooms.

The ground floor is also the heart of the villa; the biggest open space which brings together a kitchen, living room and dining room with an exit to a spacious exterior terrace with a pool. The central place of the tailor made kitchen, equipped with high-quality appliances, is a huge wooden table with 8 sitting places. On the ground floor there are also a toilet and a technical room with a BOSCH solar system, washing machine and laundry room.

On the first floor there are 3 bedrooms with private bathrooms with shower and double washbasins. Two of them have their own terraces with a beautiful view of Arena and Pula bay.

Every room has a hidden Mitsubishi inverter air conditioner, LED TV and a satellite antenna. Toshiba heating pump ensures underfloor heating of the whole villa, while during the cold winter you can use an indoor Palazzetti fireplace. Throughout most of the year the heating of sanitary water is possible thanks to solar system and 300 liter water heater.

The villa is equipped with video surveillance system, with the possibility to control it via smartphone, alarm, telephone, intercom, remote front gate opening, parking and WiFi.

Everyone's favourite place in the entire villa is a covered terrace with a fireplace, which discretely continues into the genius interior signed by a famous Croatian designer Boris Ružić. The terrace and the west part of the villa are completely covered with carefully chosen Istrian stone, as well as the parts of the façade, which definitely separates the villa from the mass of similar buildings.

Besides the high-class façade colored in grey, the villa has an energy certificate class A, which guarantees a pleasant living with minimal energy consumption costs.

Timeless interior design is characterized with beige walls and natural materials like stone and wood. All the floors are covered in high-quality Italian ceramics, while all the doors and windows are made of wood, except the ALU sliding doors from the producer Schüco.

The exterior is dominated by the pool of 35 m². Its grey mosaic coating reflects light blue color which gives the impression of crystal clear water. Chlorine-free technology is used for water treatment, based on salt electrolysis, which simplifies maintenance and ensures great water quality.

Sunbathing area is surrounded with lawn, for whose eternally vivid greenery is taken care by the automatic irrigation system. Right next to the pool there is an old Istrian olive tree, an indigenous species of this area.

The 2 metres high green fence surrounds villa from three sides. The courtyard is illuminated by automatically controlled LED designer lighting fixtures of high quality. There are two parking spaces in the yard.

Besides its beauty, we would, once again, point out that the vicinity to the town and future nautical complex make this villa a great market opportunity. This extraordinary, breathtaking house is situated 5 km from Fažana and 4 km from Pula airport. Beautiful 10 km long beach is only 3 km away. Nearby is also the National Park Brijuni, consisting of 14 small islands and islets, of which the most famous are Veliki and Mali Brijun. At the moment, the villa is in rent as a vacation house and it brings an annual brutto income of 40.000 euros. The current owner is open to an agreement of managing the rent and maintaining the villa while you are away.

Summary

Location	Pula	Property ID	2156
Price	545.000 €	Type	house
Area	234 m²	Land area	682 m²
Bedrooms	3	Bathrooms	3
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.329 €	Real estate transfer tax	3%
Energy certificate	A	Subtype	detached, family house, villa

Distances

Sea	4 km
Center	500 m
Transportation	800 m

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