



Ideal summer home for a family near the sea in Štinjan, Pula

300.000 €

1.579 €/m²

A family [house for sale in Štinjan-Pula](#), only 700 m away from the beach. The house has a living area of 190 m² built on a plot of 551 m² and it is located in a quiet area of the settlement facing northwest.

The house is spread over three floors, basement, ground floor and first floor and a smaller studio apartment in the yard.

The ground floor consists of an entrance hall, a small dining room with kitchen, living room with exit to the terrace, bathroom and two bedrooms.

An internal staircase leads to an unfinished first floor, which according to the plan can have 4 bedrooms with one bathroom and a terrace. The first floor can be easily converted into a separate apartment with a separate entrance or comfortably expand the existing unit.

In the western part of the yard is a small studio apartment consisting of a small kitchen, bathroom and one bedroom.

Heating and cooling of the property on the ground floor and the apartment is arranged through air conditioning with inverter.

The joinery on the house is PVC, and the floors are covered with ceramic tiles and laminate.

The house was built in 1980 and renovated in 2018. The property is for sale furnished.

The yard is adorned with a garden with Mediterranean vegetation. A garden house and barbecue with a covered terrace are ideal for summer gatherings.

The garden is fenced on all sides, access to the property is from the main road and has private parking for a minimum of 2 cars and one garage space.

The distance to [Hidrobaza Beach](#) and [Beach Vila](#) is 700 m while the [small port](#) is 800 m. Grocery shops and bakeries are at a maximum distance of 600 m, while the nearest supermarket is 4 km away. The [Adrian Aparthotel](#) is 500 meters from the property, while the [Campo Grill Bar](#) is 1 km from the property. Pula Airport is 10 km away, Venice Airport is 271 km away, and the nearest highway entrance is 9 km away.

Distance from cities: Pula 6 km, Rovinj 34 km, Poreč 57 km, Zagreb 267 km, Vienna 584 km, Munich 602 km

Summary

Location	Pula	Property ID	2331
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Price	300.000 €	Type	house
Area	190 m²	Land area	551 m²
Bedrooms	5	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	1
Floor	semi basement	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.579 €	Tax	3%
Energy certificate	In progress	Subtype	detached, apartment house, family house

Distances

Transportation	650 m
Center	400 m
Sea	700 m
Pula airport	11 km
School	650 m
Venezia airport	272 km
Near a bigger city	7 km
Store	650 m

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