

Overlooking the holiday

345.000 €

3.286 €/m^2

For sale is a family house in Štinjan – Pula, only 700 m away from the nearest beaches. The house has a living area of 105 m2, and it is placed on a plot of 468 m2. Situated in a quiet part of a suburban area, it runs in a northwesterly direction.

The living area is divided into two parts, ground floor and first floor with a spacious covered outdoor terrace,

The ground floor has an entry hall, a dining room with a kitchen, a living room with terrace, a bathroom and a utility space. Internal staircase leads to the first floor, which consists of two bedrooms, one bathroom and storage room with closets.

In the western part of the property you'll find privacy, where the main star of the yard is placed - a pool of 32 m2 with ecological and efficient water electrolysis system.

Right next to the pool there is an outdoor shower with a toilet and a storage for bicycles and tools. Heating and cooling is managed by fan coils. Great underfloor heating system will make sure that your feet never get cold.

The joinery is ALU with double glazing and blinds. The floors on the ground floor are covered with quality ceramics, while those on the first floor are covered with parquet.

The house has installed alarm and irrigation systems. It was built in 2014 and completely renovated in 2021. The owner designed it and built it exclusively for his purposes, but due to relocation, he decided to put this house with a swimming pool on sale, fully furnished and equipped.

The yard if fenced, while the only way to get to the property is by taking the driveway. There is also a private parking space for 2 cars.

Unique design and excellent location of the property guarantee you a quick return on investment if you decide to use it as a holiday rental. a reputable agency estimated that the gross income of the house is approx. 30,000.00 euros per year.

Distances:beaches Hidrobaza and Vile: 700 m,the port: 800 m,stores and bakeries: 600mthe nearest supermarket: 4 km,Restaurant Adrion Aparthotel: 500 m, Grill bar Campo: 1 km, Pula Airport: 10 km, Venice Airport: 271 km,the nearest highway entrance: 9 km.Distance from the cities: Pula – 6 km, Rovinj – 34 km, Poreč- 57 km, Zagreb – 267 km, Vienna – 584 km, Munich – 602 km.

You want to see more? Send us an inquiry (info@maris.hr) or call us on +385(0)98 1900 688 and we will be more than happy to arrange a private tour or video call sightseeing tour.

*In order to ease the perception of the space size, we listed the net area without calculating building coefficients, due to which the same may differ from the area stated in the Land registry. Data source: condominium plan (floor plan register).

Summary

Location	Pula	Property ID	2379
Price	345.000 €	Type	house
Area	105 m²	Land area	468 m²
Bedrooms	2	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	3.286 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Sea	700 m
Near a bigger city	6 km
Park	290 m
Rijeka airport	120 m
School	4 km
Store	700 m
Town center	3 km
Trst airport	150 m
Kindergarten	100 m
Market	100 m
Restaurant	100 m
Center	700 m
Pula airport	10 km
Venezia airport	271 km
Transportation	240 m

View original listing








Brioni
Fažana