

Spacious family house in Štinjan with a view of the Brijuni Islands

470.000 €
1.567 €/m²

In one of the most desirable neighborhoods of Pula, Štinjan, is located this spacious family home that offers the perfect combination of comfort, functionality and a beautiful view of the Brijuni National Park. This location is known for its proximity to the sea, western orientation and spectacular sunsets that can be experienced from the spacious terrace.

Space and layout

The property extends over 300 m² of living space, located on 564 m² of land. It consists of a main apartment and two apartments, arranged over the basement, ground floor, first and second floors. It contains 6 bedrooms and 6 bathrooms in total, providing enough space for a large family, several generations under the same roof or a combination of private and business space.

Ideal location and lifestyle

Štinjan is a quiet and safe neighborhood, perfect for family life, but also for tourist rental. The proximity of beautiful beaches, sports and recreational facilities, as well as the seaside promenade towards Fažana and Peroj, makes this property ideal for those who love outdoor activities, the sea and nature. Sports enthusiasts can enjoy diving, surfing, beach volleyball, while gourmets can explore the famous Grill Bar & Steak House Campo.

Comfort and additional options

The house already offers wood heating and three air conditioners for cooling and heating, and there is also the possibility of building a swimming pool for additional luxury. Parking spaces are provided, and the property requires partial renovation, which leaves room for customization according to your own wishes and needs.

Additional potential

This property offers various options - from a family home to an investment opportunity. The apartments can be rented out, providing a stable additional income, while the basement can serve as a business space for those who want to work from the comfort of their own home.

Main features:

- Spacious family house with two additional apartments
- View of the Brijuni National Park and the sea
- Close to the sea and beautiful beaches
- Possibility of additional income from renting an apartment or business premises
- Safe and quiet neighborhood in Štinjan, ideal for families and investors
- Close to sports and recreational facilities

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Summary

Location	Pula	Property ID	2562
Price	470.000 €	Type	house
Area	300 m²	Land area	564 m²
Bedrooms	6	Bathrooms	6
Parking spaces	4	Parking spaces (garage)	1
Floor	semi basement	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.567 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	apartment house, family house, semidetached

Distances

Sea	650 m
School	4 km
Restaurant	1000 m
Sport facilities	1.1 km
Fažana	5 km
Pula	7 km
Trst airport	162 km
Venezia airport	271 km

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