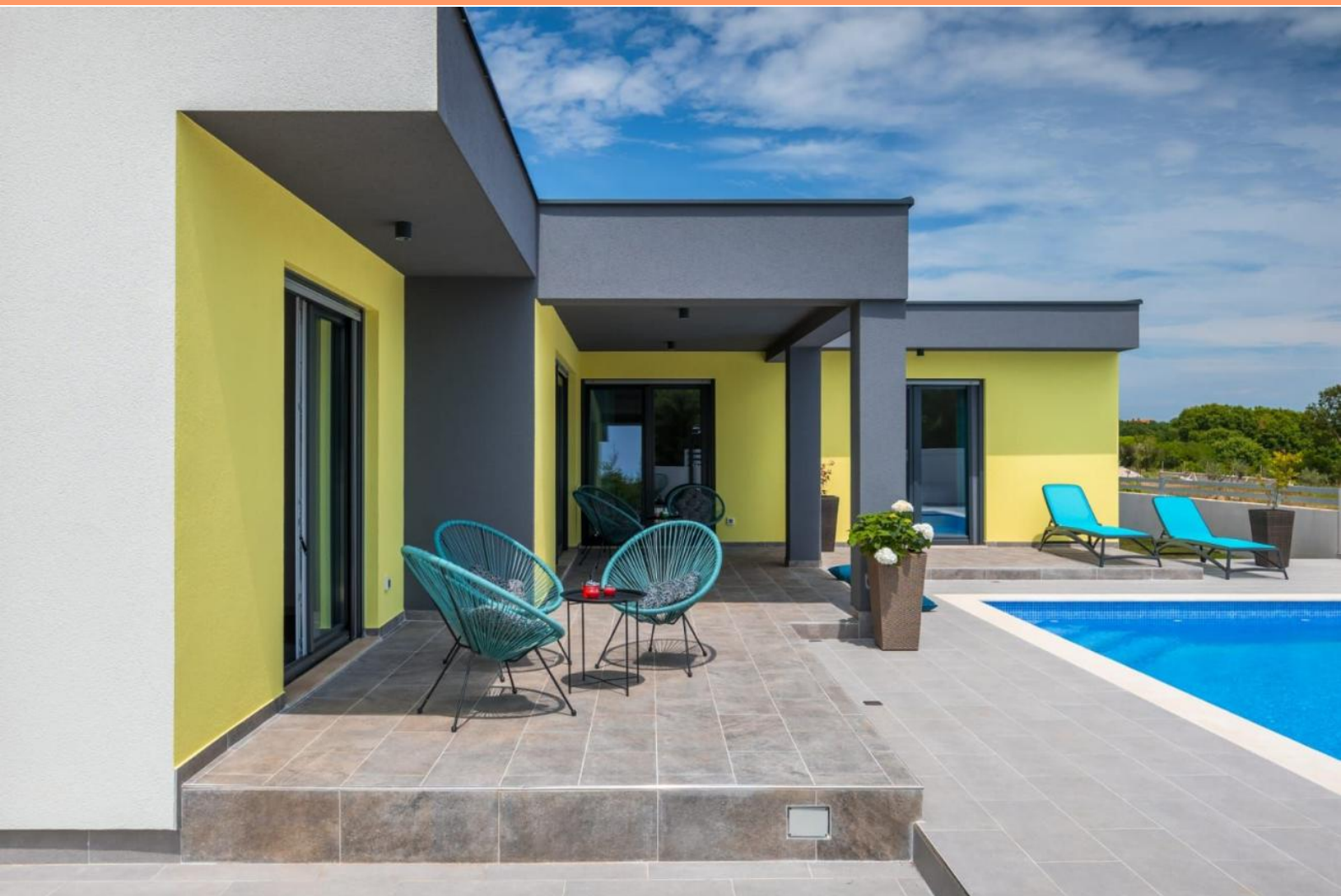


Villa

Veli vrh, Pula, Istria



Ref	RE-U-38011
Type	Villa
Region	Istria > Pula
Location	Veli vrh, Pula
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	174 sqm
Plot size	564 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 579 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Modern Single-Storey House with Pool in Pula, Veli Vrh - 3 km from the Sea

This **modern single-storey house** is located in the peaceful area of **Veli Vrh** in **Pula**, just **3 km from the sea** and built in **2021**. Offering a thoughtful layout and a tranquil location, this property provides a perfect blend of comfort and convenience. It's ideally situated near the **Štinjan beach**, the city center, and all essential amenities, all just a **5 to 10-minute drive away**.

Property Overview:

- **Living Area:** 125 m²
- **Total Area (including exterior and terraces):** 174 m²
- **Plot Size:** 564 m²
- **Layout:**
 - Entrance hallway leading into a spacious living room and kitchen area with direct access to the pool via a large glass wall
 - A **master bedroom** with an en-suite bathroom and pool access
 - Two additional bedrooms and a shared bathroom
 - A laundry room and a guest toilet
 - The house is designed to allow optimal light and airflow, enhancing the overall living experience

High-Quality Equipment & Features:

- **Heating & Cooling:** Four air conditioners (one in each bedroom and one in the living room) plus a **floor air conditioner** in the hallway
- **Electric Underfloor Heating** in the bathrooms with adjustable thermostats
- **Electric Shutters** and **mosquito nets** installed on large glass walls in the living room and bedrooms
- **Swimming Pool:** A beautiful **35 m² pool** with an electrolysis cleaning system
- **Garden:** Low-maintenance garden with **automatic irrigation** system
- **Waste Management:** Bioseptic tank for eco-friendly waste treatment

Property Potential:

- **Ideal for tourist rentals:** This modern home is already a popular choice for vacation rentals, with the **2025 rental season nearly fully booked**
- **Great for relaxation** with easy access to both beaches and city life

Investment Opportunity:

With its **prime location**, modern amenities, and spacious layout, this home offers an excellent investment opportunity for **tourist rentals** or as a **vacation retreat**.

Villa

Veli vrh, Pula, Istria



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.

Villa

Veli vrh, Pula, Istria



Price per m²:
3328 €

Average price/m² of this type
in this region:
3613 €

Median price/m² of this type
in this region:
3600 €

Average price/m² of this type
in Croatia:
4696 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Veli vrh, Pula, Istria



Villa

Veli vrh, Pula, Istria



Villa

Veli vrh, Pula, Istria



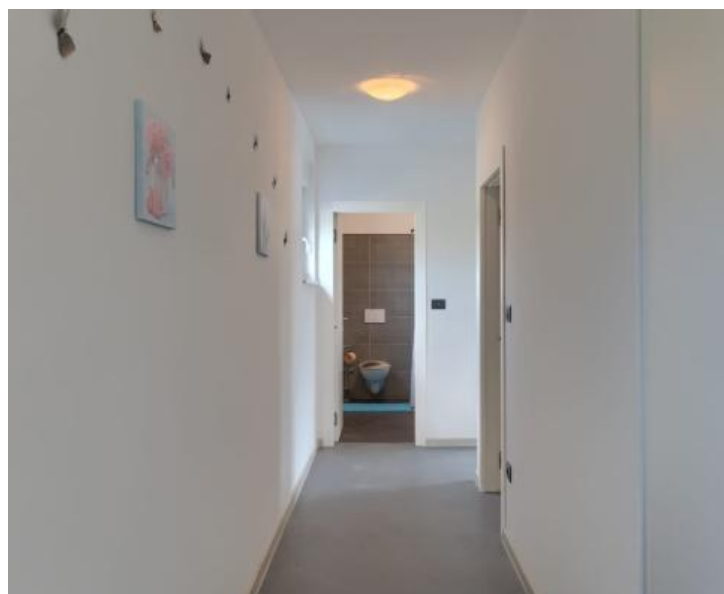
Villa

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