

Villa

Šijana, Pula, Istria



Ref	RE-U-10838
Type	Villa
Region	Istria > Pula
Location	Šijana, Pula
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	324 sqm
Plot size	547 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	Price upon request

Lovely villa with **swimming pool and two residential units** in Pula area, ideal to live 365 days a year in Croatia!

This beautiful villa is located in a quiet part of Pula and is only a few minutes drive from the city center and the first beaches.

Total area is 304 m² divided into **two separate residential units**.

And an additional building with a total living area of 20 m².

The ground floor has two bedrooms, three bathrooms, a spacious modern kitchen with dining area and living room that has direct access to a covered terrace of about 40 m². External stairs lead to the first floor where there are hall, three more bedrooms, two bathrooms, a gallery that currently serves as a playroom for children and another spacious kitchen with dining area and living room with access to a covered terrace of 22 m².

Each floor of the house has its own electricity and water meter. Only high quality materials were used and quality furniture for interior decoration was carefully selected, thus achieving the perfect combination for everyone's taste.

All rooms are equipped with air conditioning heating and cooling system.

The first phase for gas central heating has also been installed.

The carpentry is PVC with movable shutters.

The fenced land plot with a total area of 547 m² contains a swimming pool of 50 m² and a whirlpool for 5 people - hydromassage mold. There is also a summer kitchen with an outdoor grill.

Additional facilities include a mini wellness hot tub and sauna on arrival, as well as a pool engine room.

The house is rented as a holiday home with a pool and is categorized with 4**** stars, so it can bring a good income to the future owner. There is also the possibility of arranging the maintenance of the house and garden and welcoming guests.

This house is ideal for two families who want to spend a vacation together or live nearby, while having their own space. It is also ideal for a family that wants to rent. Sold fully furnished.

Please, inquire about the price of the property. For you info it is over 400 000 eur.

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.

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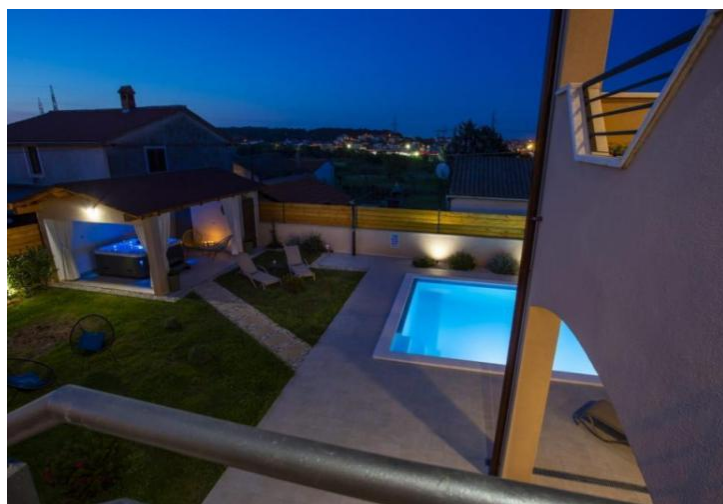
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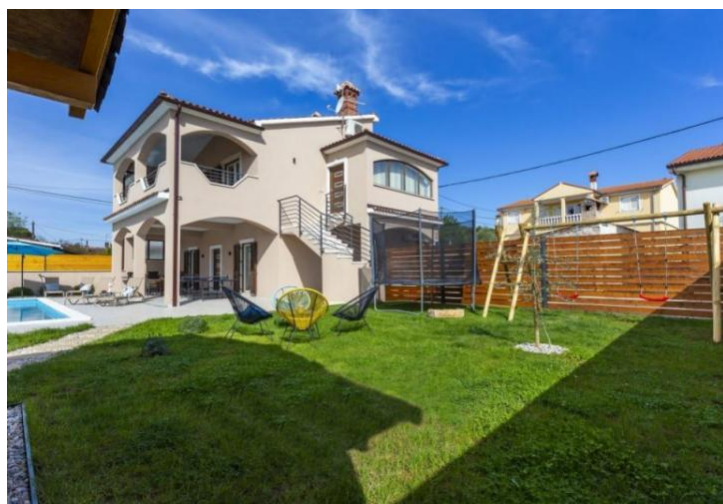
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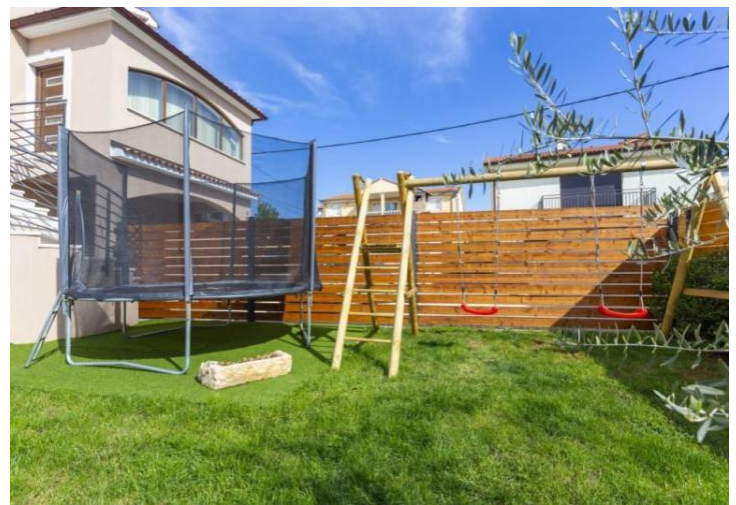
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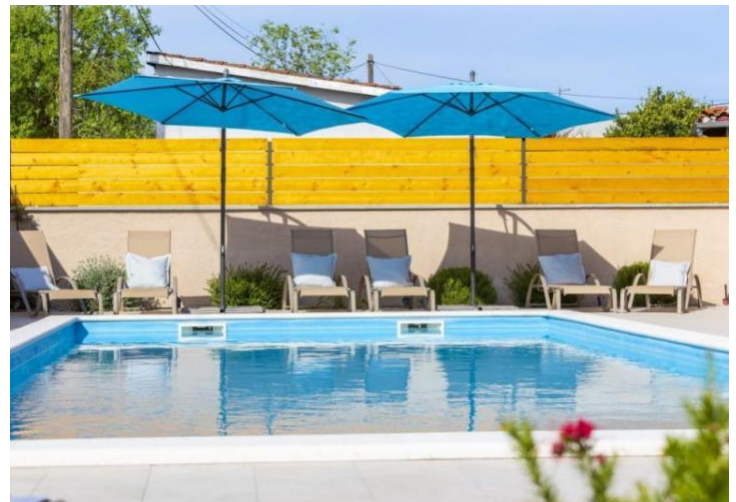
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