

Villa

Šikići, Pula, Istria



Ref	RE-U-11954
Type	Villa
Region	Istria > Pula
Location	Šikići, Pula
Front line	No
Sea view	No
Distance to sea	4500 m
Floorspace	200 sqm
Plot size	750 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 623 000

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Perfect villa of modern lines in Šikici near Pula cca. 4,5 km from the sea.
Excellent location to move to Croatia and stay here forever.

This beautiful architecturally designed villa of 200 sq.m. is located on a plot of 750 m² with a fully fenced garden

On the ground floor there is an open living room with indoor fireplace, modern kitchen and dining area which leads through a glass wall to a spacious terrace which is partly covered, and in the rest there is a sun deck with swimming pool and small jacuzzi. The ground floor also has a bathroom, a small pantry and a large bedroom with a private bathroom. The bedroom on the ground floor consists of a large double bed and an extra bed for one person, and the room also opens onto a terrace with sun deck, pool and jacuzzi. The entire space on the ground floor is lit by natural daylight during the day, which adds to the atmosphere and warmth of the space during the stay at it, and also installed and high quality insulation 10cm thick.

An internal staircase leads to the first floor where there are two bedrooms and each room has its own bathroom and exit to the terraces. All bedrooms have air conditioning and a TV, while all bathrooms have underfloor heating.

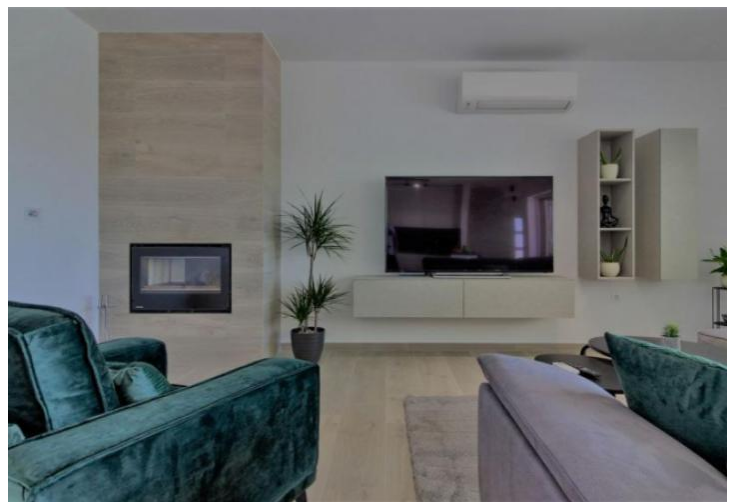
In the yard there is a children's playground for the youngest, and for the slightly older there is a BBQ and enough space outdoors to enjoy under the stars during summer evenings. There are also six parking places, large swimming pool of 50 sq.m. with an amazing jacuzzi of an additional 12 m². Right next to the pool there is a separate building with a boiler room, space for storing pool equipment and a wc.

This villa is a perfect opportunity to relax from the stress of city life in the Mediterranean climate or a very financial investment for tourist rental, and is located just a few kilometers from the center of Pula and all the necessary facilities.

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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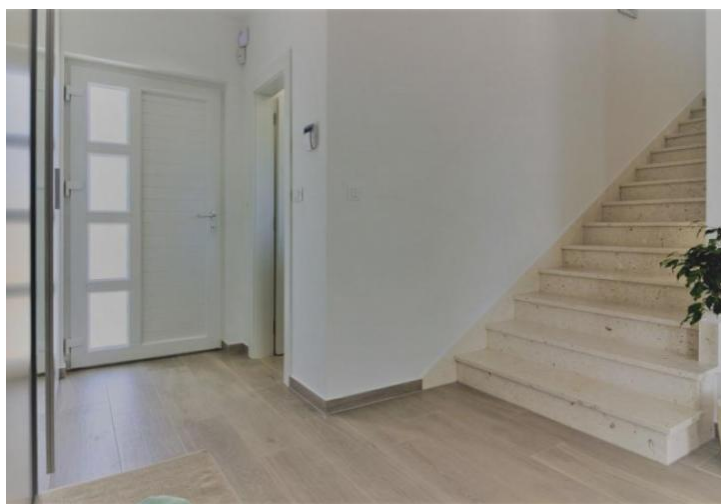
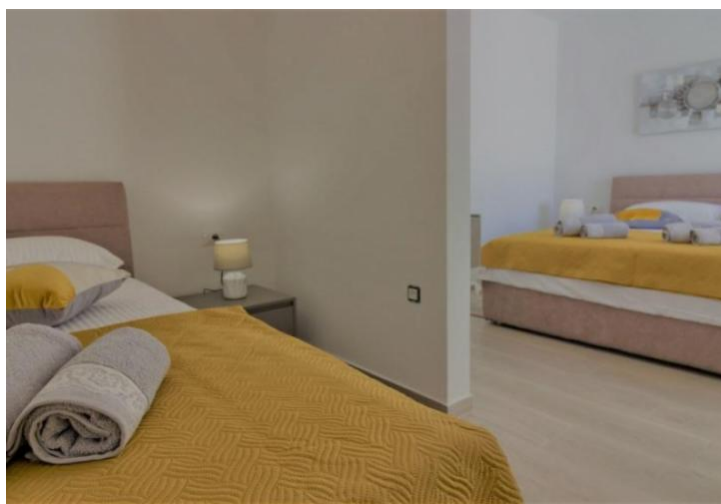
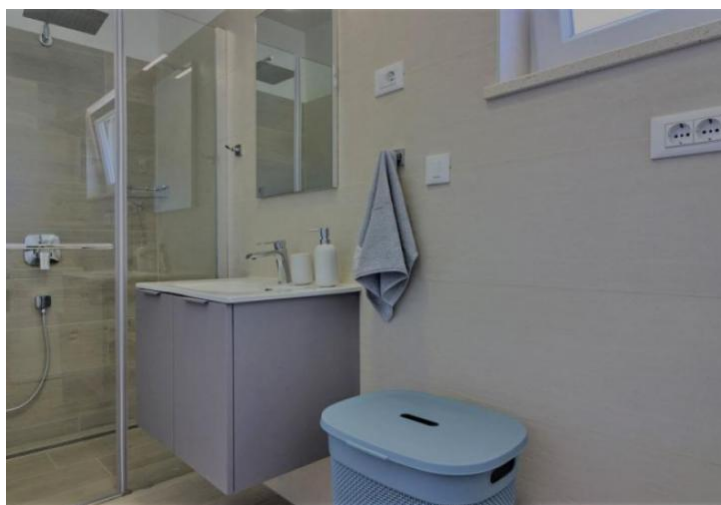
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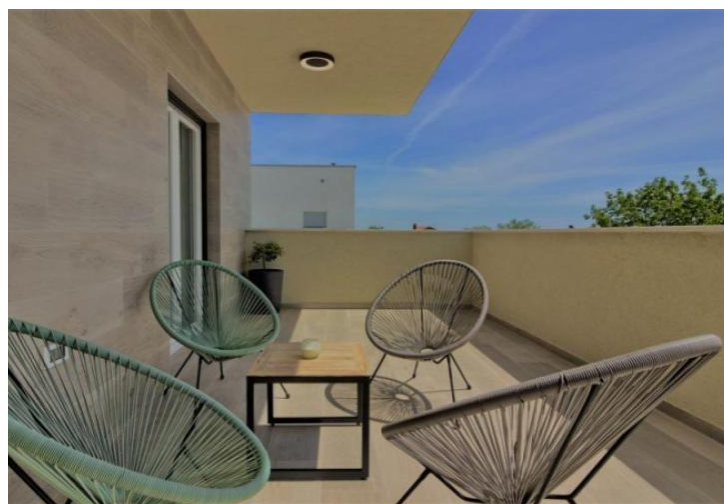
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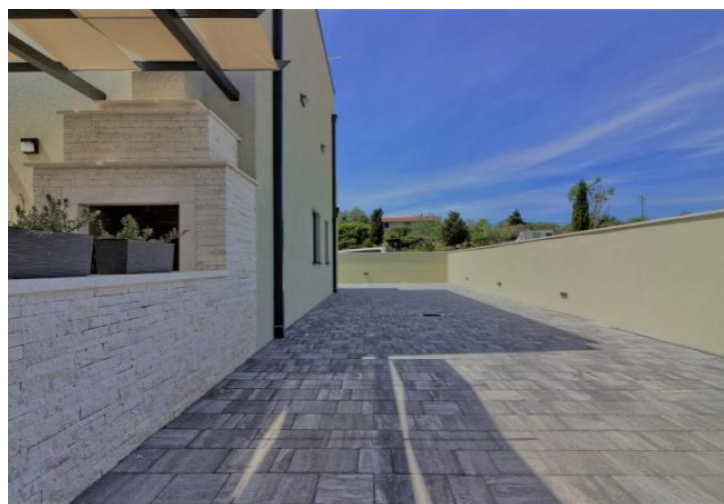
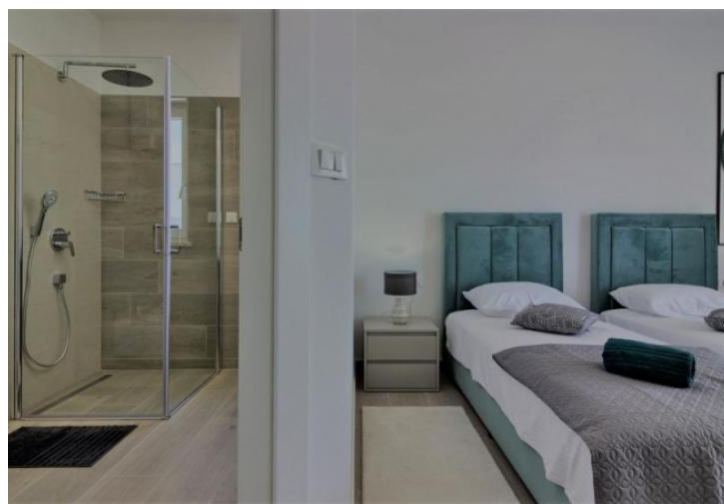
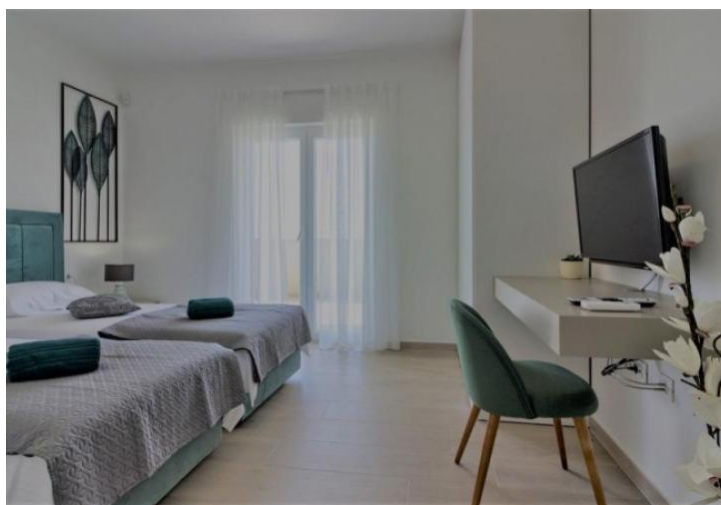
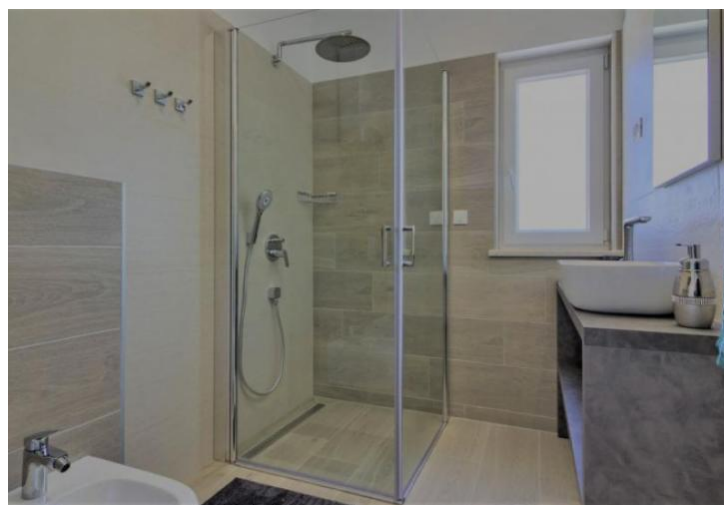
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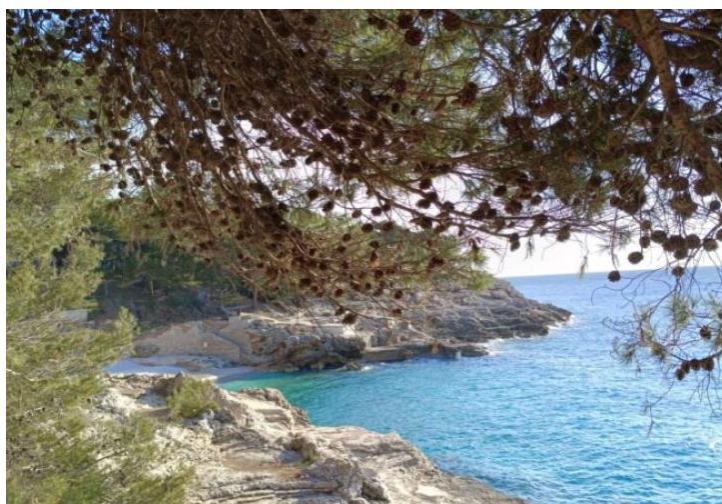
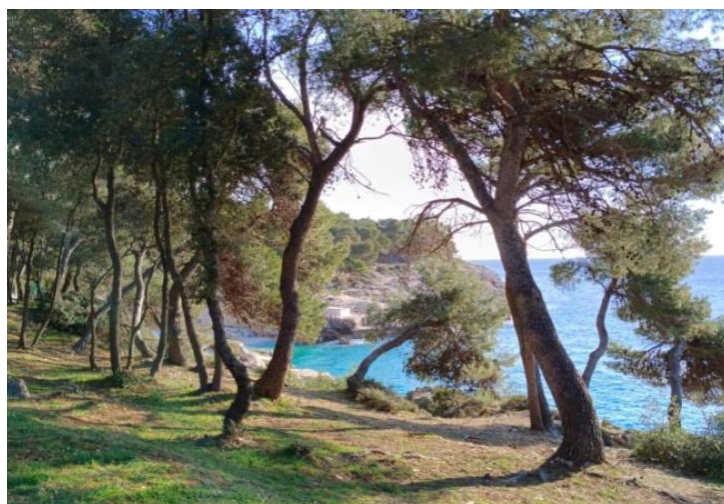
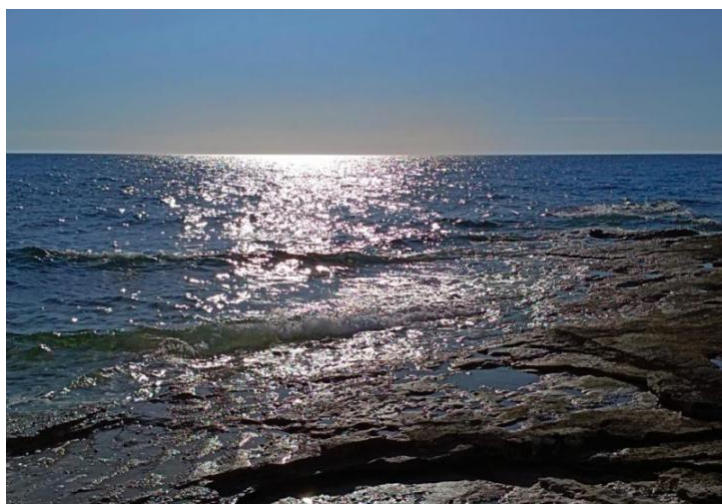
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