

Villa

Valdebek, Pula, Istria



Ref	RE-U-12476
Type	Villa
Region	Istria > Pula
Location	Valdebek, Pula
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	220 sqm
Plot size	400 sqm
No. of bedrooms	5
No. of bathrooms	3
Price	€ 519 000

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It is now modern to relocate to Croatia.

This is not a down-shifting but a change of lifestyle.

This villa in Valdebek in Pula suburb is perfect to move to Croatia to spend 365 days a year here.

Total area is 220 sq.m. Land plot is 400 sq.m.

House is 2,5 km from the sea on the way to Kamenjak Nature Park, Veruda Marina, Verudela Camp and close Pula city center.

This proximity to all key locations allows the residents of Valdebek to enjoy all the benefits of living with the highest standards.

The house also has a semi-basement where there is a **separate space with two bedrooms and a bathroom for guests.**

The ground floor has a living room, kitchen, bedroom and one bathroom.

On the first floor there are four more bedrooms and one bathroom.

The house was renovated in 2020, when its facade was completely changed and new PVC carpentry was installed.

In the garden there is a beautiful outdoor **swimming pool** next to which there is a summer covered summer kitchen and outdoor dining space.

The yard of the house is completely fenced and very neat, which is the result of the daily care of the hosts of this unique house.

The house also has its own **garage**, while in front of the house there is space for more parking spaces.

Central gas central heating is provided for heating, while air conditioners have been installed for cooling, which can also be used for heating.

The house is for sale furnished and equipped.

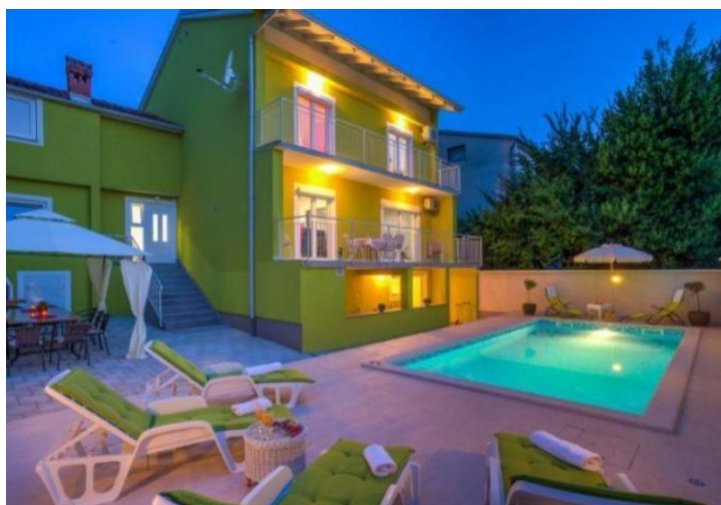
This house is located less than 10 minutes easy drive to the first landscaped and beautiful wild beaches and only 10 minutes easy drive to the Pula Amphitheater and the center of Pula.

This house is the perfect opportunity for family life, a break from the stress of city life in a Mediterranean climate or as a financial investment for tourist rental.

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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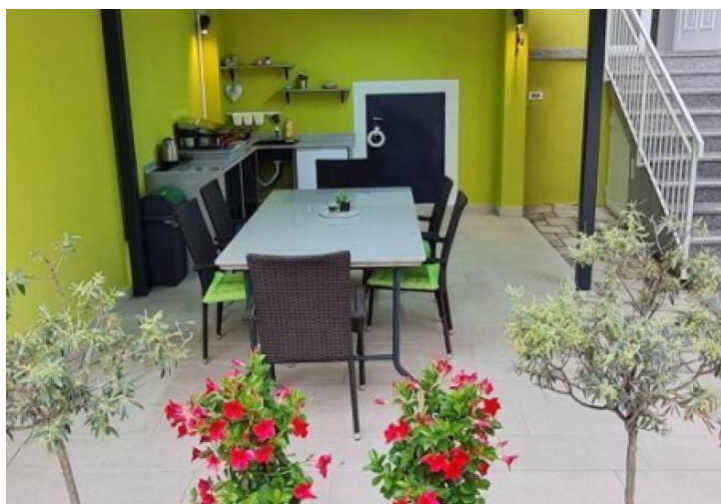
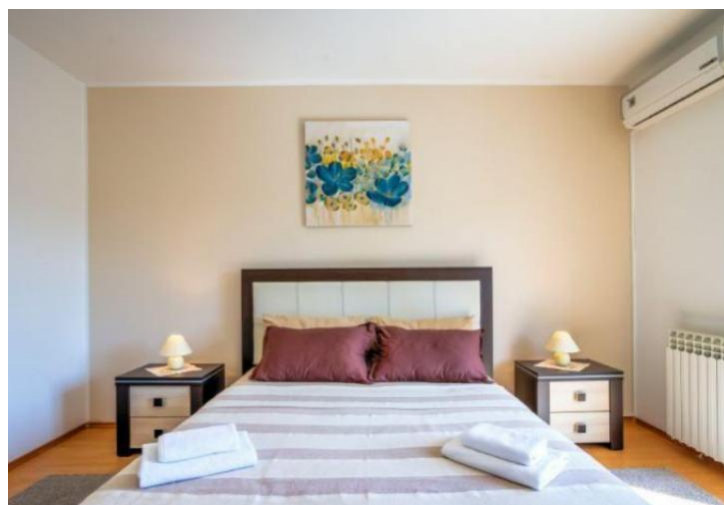
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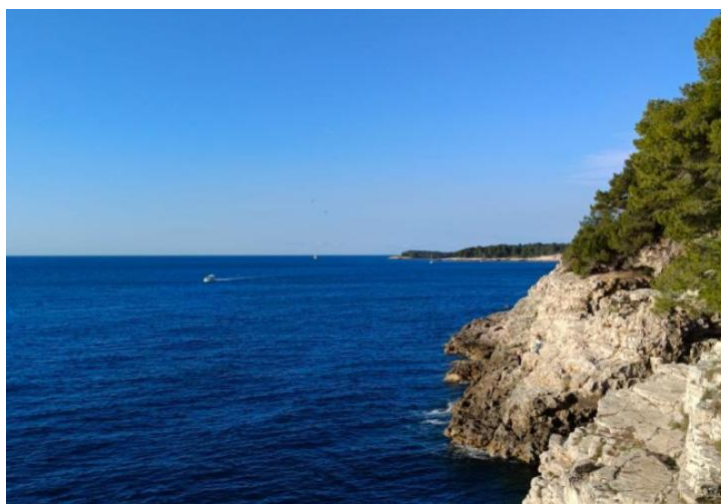
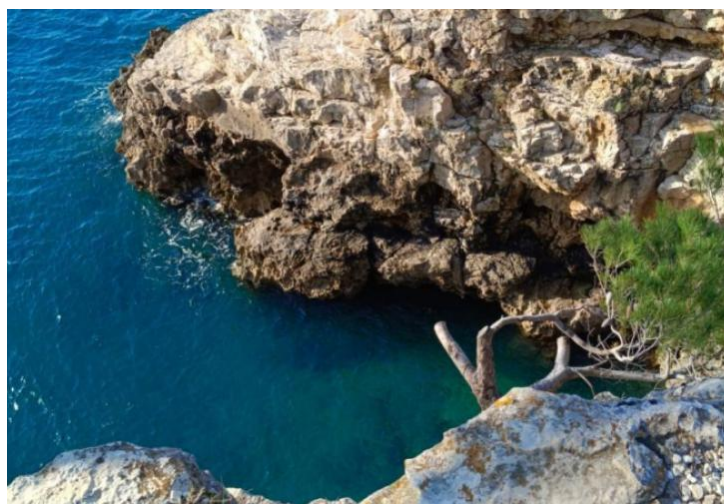
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