

Villa

Pula, Istria



Ref	RE-U-3747
Type	Villa
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	Yes
Floorspace	565 sqm
Plot size	1600 sqm
No. of bedrooms	10
No. of bathrooms	9
Price	€ 1 350 000

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Luxuriously decorated holiday home located in Nova Veruda district of Pula with swimming pool. Perfect condition and modern adaptation of 2018.

Total area is 565 sq.m. Land plot is 1600 sq.m.

On the ground floor there are two bedrooms, each with its own bathroom, television and air conditioning, also, on the ground floor there is a large social hall with fitness / gym, jacuzzi, sauna, showers, wc, laundry, machine and dryer, billiard room, table tennis and table football which opens onto a large terrace with a swimming pool, ski jumps, BBQ, slide, seesaws, deck chairs and umbrellas, and a volleyball court.

On the first floor there are 5 hotel rooms, each with its own bathroom, television and air conditioning.

On the second floor there is an apartment with a large living room, kitchen and two bedrooms, bathroom and terrace.

In the attic there are 2 rooms, one with access to the balcony and the other with private bathroom.

The house has a bio septic tank, central heating on city gas, new air conditioning, aluminum blinds on remote control, pvc carpentry - imitation wood, boiler room, 3 pantries, tavern/konoba for guest receptions.

The property benefits its own water well, irrigation, video surveillance, alarm, safe and 6 garage spaces.

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.

Property advantages:

- Garage
- Swimming pool
- Gym
- Spa
- Sauna
- Modern

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Price per m²:
2.389 €

Average price/m² of this type
in this region:
3.486 €

Median price/m² of this type
in this region:
3.542 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

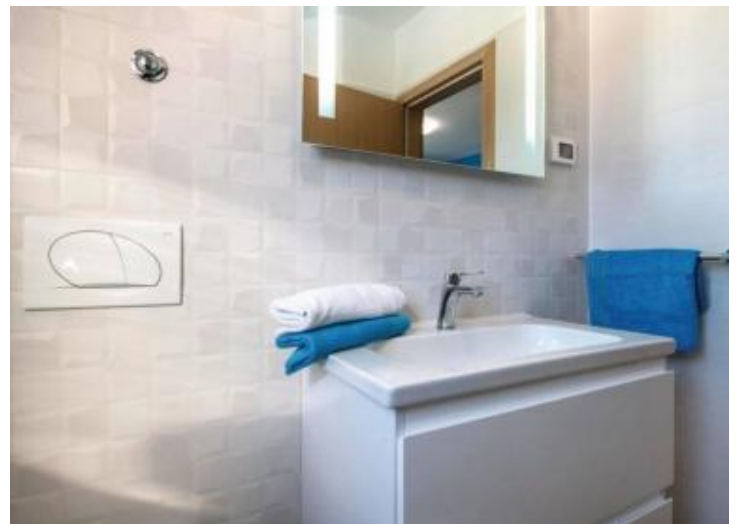
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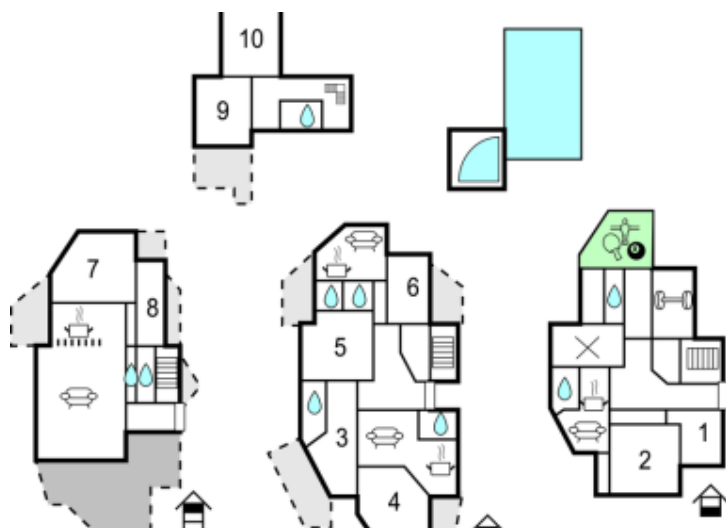
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