

# Villa

## Štinjan, Pula, Istria



<b>Ref</b>	RE-U-15311
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Štinjan, Pula
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	254 sqm
<b>Plot size</b>	339 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 850 000

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Luxury semi-detached villa of modern design with panoramic sea view and swimming pool in Štinjan just 500 meters from wonderful beaches!

In fact these are two luxurious villas which could be an ideal solution for two brothers or friends!

Construction will be completed by the end of 2022.

The swimming pool, jacuzzi and spacious roof terraces bathed in greenery, along with a handful of indoor facilities, make this villa very special.

Spacious terraces provide a complete oasis of comfort with an unreal sea view.

Technical details:

- \* Completed reinforced concrete construction of the building in accordance with the project documentation and construction permit
- \* Completed hydro and thermal insulation of the flat roof, all in accordance with the project documentation, and performed horizontal and vertical drainage of rainwater from the roof surfaces
- \* High end external carpentry - complete with electricity included. motors for lifting blinds for each opening where blinds, built-in blinds and mosquito nets are installed, all as a Troha-dil product (koemmerling profile, tone alux DB 703)
- \* Entrance door INOTHERM System Schuco - total thickness 95 mm
- \* Complete installation of water and drainage systems inside the building (Geberit duo fix faucets included)
- \* Complete electrical installation with all sockets, switches and buttons except lighting fixtures
- \* Swimming pool - everything except the finish - complete engine room, arm. concrete construction - all installations for pool technology are built into the concrete shell of the swimming pool
- \* Complete heating, air conditioning and ventilation system installed in the facility, outdoor unit as a product VIESSMANN type VITOCAL 200-s
- \* All fence walls around the land plot made of reinforced concrete construction up to the height permitted by the building permit
- \* Main sewerage inspection window installed
- \* Summer kitchen - floor heating installed in preparation for a possible heated space (tavern)
- \* Machine plastered all interior rooms of the building

The villa is surrounded by greenery and beautiful olive groves with magical sunsets.

Prime enviable location in a beautiful place, only a 7-minute walk to the first beautiful beaches, and the villa offers an unreal panoramic view of the sea, Brijuni, the islands and Učka.

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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VILLA BONACA GREEN - netto površine u / Bodenflächen			
PRIZEMJE/GROUNDFLOOR/EGESCHOSS	2 (m <sup>2</sup> )	keef	net površina (m <sup>2</sup> )
garden/entrance/Größe	4,28	1,00	4,28
WC	3,38	1,00	3,38
if. balcony / kuhinja/kitchen/balkon/balkon-küche	37,42	1,00	37,42
garden/terrace/Garten	5,19	1,00	5,19
staircase/Treppe	7,48	1,00	7,48
terrace 1 - nativna/terrace-covered/Terrasse-überdacht	27,44	0,50	13,72
parking/loko mesto / parking/loko/Platz	13,36	0,25	3,34
parking/loko mesto / parking/loko/Platz	12,87	0,25	3,22
parking/loko mesto / parking/loko/Platz	12,87	0,25	3,22
garden/terrace	14,56	0,10	1,46
Ukupno/Total	229,85		113,85
1. KAT/1st FLOOR/1. STOCK	2 (m <sup>2</sup> )	keef	net površina (m <sup>2</sup> )
balcony/Balkon	6,88	1,00	6,88
staircase/Treppe	7,48	1,00	7,48
sofa / trpezarija / Wohnzimmer	23,25	1,00	23,25
loggia/terrace / trpezarija / Bad	6,12	1,00	6,12
garden/terrace/loko mesto / Platz	3,52	1,00	3,52
sofa / trpezarija / Wohnzimmer	26,38	1,00	26,38
loggia/terrace / trpezarija / Bad	6,12	1,00	6,12
balcony/Balkon	4,79	1,00	4,79
garden/terrace/loko mesto / Platz	2,29	1,00	2,29
WC	1,02	1,00	1,02
balcony/Balkon	1,02	1,00	1,02
terrace - u formi loggia/terrace-loggia/Terrasse-loggia	9,34	0,75	7,01
terrace - nativna/terrace-covered/Terrasse-überdacht	10,84	0,50	5,42
Ukupno/Total	105,00		94,72
2. KAT/2nd FLOOR/2. STOCK	2 (m <sup>2</sup> )	keef	net površina (m <sup>2</sup> )
balcony/Balkon	3,84	1,00	3,84
sofa / trpezarija / Wohnzimmer	23,25	1,00	23,25
garden/terrace/loko mesto / Platz	6,12	1,00	6,12
terrace - nativna/terrace-covered/Terrasse-überdacht	6,88	0,50	3,44
terrace - nativna/terrace-covered/Terrasse-überdacht	37,74	0,25	9,44
Ukupno/Total	77,93		48,19
<b>SVUKUKUPNO/TOTAL BONACA GREEN (m<sup>2</sup>):</b>	<b>476,78</b>		<b>294,76</b>

