

Villa

Šikići, Pula, Istria



Ref	RE-U-16517
Type	Villa
Region	Istria > Pula
Location	Šikići, Pula
Front line	No
Sea view	No
Distance to sea	4500 m
Floorspace	145 sqm
Plot size	559 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 570 000

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Modern single level villa with swimming pool near the city on Pula, yet in a peaceful village of Sikici!

It is only 3 km from the stunning beaches and the city center.

This beautiful modern architecturally designed single level villa of 145 sq.m. is located on a plot of 559m2 with a fully fenced garden and large private parking spaces for as many as six vehicles, all within the property.

The villa consists of a living room, kitchen, dining room, three bedrooms and three bathrooms. All bathrooms have underfloor heating, while all rooms have air conditioning for heating and cooling. In addition to its high technical standard, the house has an A + energy certificate.

In the garden you can enjoy the wonderful swimming pool of 28 m2.

In the outdoor area there is also an outdoor shower, large barbecue and deck chairs and a beautiful and cozy covered terrace offers a space where you can enjoy your meals.

This villa is a perfect opportunity to relax from the stress of city life in the Mediterranean climate or as a financial investment for tourist rental, and is located just a few kilometers from the center of Pula and all necessary facilities. You can use the villa for permanent accomodation and living in Istria 365 days a year.

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:

Swimming pool

Floor heating

Garden

Modern

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Price per m²:
3.931 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

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

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