

Villa

Pula, Istria



Ref	RE-AB-LUC2
Type	Villa
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	109 sqm
Plot size	550 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 550 000

Step into this beautiful new home in Lobarika and you will immediately be impressed by attention to detail and the impeccable design.

With a total area of 109.00 m², this house has three spacious bedrooms, three bathrooms, a laundry room and a welcoming entrance hall.

The heart of the villa is a large and airy living room with dining area and fully equipped kitchen with high-quality BOSCH devices.

In addition, this property shines when you look at the stunning beautiful covered terrace that opens the breathtaking views beautiful garden of 559 sq.m. .

Here you will find a sparkling swimming pool, ideal for warm summer days, as well as a practical summer kitchen, sun loungers and an outdoor charcoal grill. With plenty of space to relax, entertaining and sunbathing, this terrace will surely be your favorite place in the house.

For maximum relaxation and comfort, the pool offers both air and also hydromassage options and has all the necessary requirements for installing a heat pump for the swimming pool heating and a waterfall. The swimming pool works with a high quality technique with electrolysis, Zodiac TRI Expert 18 system with Astral Victorias + pumps, glass filter and drain and vent valve.

But that's not all - this house also has one stunning 250m² garden with special Arizona grass, automatic irrigation in four zones and LED lighting with 12 outdoor lamps.

The entire property is surrounded by an impressive wall surrounded by quarry stone, offering ultimate privacy and security.

In addition, thanks to video surveillance with eight cameras that can be monitored at any time via a mobile application rest assured that your home is always protected.

Inside, high quality ceramic tiles cover the floors of each room, while each bathroom has underfloor heating and a has a separate thermostat. In addition, each room has one separate air conditioner for efficient heating and cooling that gives you that offers comfort all year round.

Villa was completed in 2020 and is used for renting.

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

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Price per m²:
5.046 €

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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