

ID 1618-1 849.000 €

# Luxury Modern Villa with Pool, near Pula | Divšići

 Pula



## Basic information

PRICE	849.000 €
AREA	174 m <sup>2</sup>
LAND AREA	664 m <sup>2</sup>
GARDEN AREA	454 m <sup>2</sup>
PRICE PER SQUARE	4.879 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	villa
LOCATION	Pula
REAL ESTATE ID	1618-1

For sale is a new modern villa, located near Pula. The villa offers supreme comfort and aesthetics that will satisfy even the most refined tastes.

The villa consists of a ground floor and a first floor. On the ground floor, there is a comfortable kitchen with a dining room, living room, and toilet, while on the first floor, there are three bedrooms with 3 bathrooms and a storage room. Spacious rooms are abundant with natural light thanks to large glass surfaces that open up views of the surrounding landscape. The interior design emphasizes the airiness and elegance of the space and exudes warmth and comfort.

The exterior of the property is no less behind. The large terrace provides a comfortable place to enjoy the open space and a wonderful open view of nature, while the private heated pool of 36m<sup>2</sup> allows you to refresh yourself at any time of the day.

Since the property is located far from the hustle and bustle of the city, where every moment turns into a sense of peace, this villa offers a peaceful and quiet corner to relax, but at the same time is close enough to local attractions and activities to allow for a diverse experience such as a tavern with authentic Istrian cuisine, supermarket, pharmacy, adrenaline park and natural untouched beaches.

#sale #property #house #villa #istria #pula

## More information

FEATURES	Close to the school, Quiet area, Furnished, Equipped kitchen, Panoramic view, Access - paved, Large terrace, Large glass walls
EQUIPMENT	Pool, Air conditioning, Dishwasher, Barbecue, Video surveillance
INFRASTRUCTURE	Waterworks, Cesspit, Electricity, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Building permit
CONSTRUCTION YEAR	2023.

TOTAL FLOORS	One floor
ROOMS	5
BEDROOMS	3
BATHROOMS	3
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	5 min
DISTANCE FROM SEA	11.0 km
DISTANCE FROM BEACH	11.0 km
DISTANCE FROM CENTER	New construction, Maintained
HEATING	Air condition
SPACES	Dining room, Living room, Utility room, Hall, Kitchen, Bathroom, Pantry, Parking, Bedroom, Terrace, Toilet, Garden
JOINERY	ALU

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