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ID 1618-1 849.000 €

Luxury Modern Villa with Pool, near Pula | Divšići

Pula



Basic information

PRICE	849.000 €
AREA	174 m²
LAND AREA	664 m²
GARDEN AREA	454 m²
PRICE PER SQUARE	4.879 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	villa
LOCATION	Pula
REAL ESTATE ID	1618-1

A brand-new modern villa is for sale, located in a peaceful setting near Pula, combining contemporary design with complete privacy.

The villa extends over two floors and has been thoughtfully designed to provide maximum comfort and functionality. The ground floor features a spacious open-plan kitchen with a dining area and an elegant living room, a guest toilet, a storage room, and direct access to a covered terrace, creating the perfect space for relaxing and entertaining. The first floor comprises three spacious bedrooms, each with its own en-suite bathroom, while an additional storage room provides extra practicality. Large glass walls fill the interior with natural light and create a seamless connection between the indoor and outdoor living areas, emphasizing spaciousness, elegance, and the warmth of the home.

The beautifully landscaped garden is one of the property's highlights, offering complete privacy and a pleasant outdoor atmosphere. A heated 36 m2 swimming pool allows for enjoyment throughout most of the year, while the covered terrace with a comfortable seating area invites you to relax in the shade. The outdoor barbecue area is perfect for gatherings with family and friends, while the manicured lawn and carefully landscaped surroundings further enhance the sense of luxury and tranquility.

Situated away from the hustle and bustle of the city, the property offers a peaceful environment and open views of nature, while all essential amenities are within easy reach, including a supermarket, pharmacy, restaurants and traditional Istrian taverns, an adventure park, and beautiful unspoiled beaches.

The surrounding area is rich in local family farms (OPGs), where you can purchase authentic Istrian products and fresh local produce, including extra virgin olive oil, goat cheese, seasonal fruit and vegetables, honey, wine, traditional brandies and liqueurs, homemade cured meat products, as well as fresh fish and seafood. Gastronomy enthusiasts will appreciate the renowned seafood restaurants located in Rakalj and Krnički Porat. Families and active lifestyle lovers will enjoy the nearby Glavani Park, a popular adventure park offering activities for all ages. Another nearby attraction is the Ranch in Manjadvorci, offering horseback riding, recreation, and nature experiences.

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The property enjoys an excellent location with convenient access to some of Istria's most popular destinations: Rabac is 31 km away, Rovinj 32 km, Krnički Porat 12 km, Vodnjan 8 km, Luka Beach in Rakalj 15 km, Peroj and Fažana 14 km, Hidrobaza Beach in Štinjan 20 km, the city of Pula 18 km, and Pula International Airport only 15 km away.

The villa is also easily accessible for international buyers thanks to excellent road connections: Slovenia - Koper 95 km, Ljubljana 197 km, Celje 276 km, Maribor 323 km; Austria - Klagenfurt 277 km, Graz 391 km, Salzburg 468 km, Vienna 579 km, Linz 608 km; Germany - Munich 607 km; Slovakia - Bratislava 625 km; Czech Republic - Brno 706 km, Prague 849 km; Italy - Trieste 116 km, Venice 277 km.

The property has clear legal documentation and clean ownership.

It is our pleasure to present this exceptional property, offering exactly what many buyers are looking for - peace, space, privacy, and the true feeling of home.

For further information or to arrange a viewing, please contact the Aspectus Team.

More information

FEATURES	Close to the school, Quiet area, Furnished, Equipped kitchen, Panoramic view, Access - paved, Large terrace, Large glass walls
EQUIPMENT	Pool, Shower cabin, Wi-Fi network, 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 m
DISTANCE FROM SEA	11.0 km
DISTANCE FROM BEACH	11.0 km
DISTANCE FROM CENTER	New construction, Maintained, Habitable
HEATING	Air condition
SPACES	Dining room, Living room, Utility room, Hall, Kitchen, Bathroom, Pantry, Parking, Bedroom, Terrace, Toilet, Garden
JOINERY	ALU

View listing