PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
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Code :	01073
Location :	Pula
Building size :	240 m2
Lot size :	458 m2
Distance from center :	200 m
Distance from sea :	200 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	4
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2023
Energy efficiency :	A

Price :	930.000 €

ISTRIA - VINKURAN - SUPERB VILLA NEAR THE SEA, IN A TOP LOCATION, WITH COMPLETE PRIVACY
Vinkuran is a tourist center, 4 km away from Pula, known for its beautiful Vinkuran bay and Soline bay, as well as its mild, Mediterranean climate, clear sea and indented coastline.

Once known as a small fishing village, today it offers its residents and visitors a symbiosis of nature and peace, next to the beach right next to the pine forest.

Vinkuran is also known for its proximity to the Cave Romane quarry, from which stone blocks were once extracted for the construction of the Pula Arena. Today, in the summer, a famous art colony is held there.

The place is also very interesting because of its traffic location. Medulin, Brijuni National Park, Cape Kamenjak Nature Park and other beauties of the Istrian peninsula are in the immediate vicinity.

The great advantage of this place is its proximity to Pula Airport, which enables travelers from all over the world to quickly reach this perfect summer destination.

In Vinkuran, in a perfect location, close to the sea, surrounded by an olive grove, this modern and luxurious villa is for sale.
Its main advantage is that even though it is in a tourist area, it provides complete privacy to the future owners.
The total living area of

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the villa is 240 m2, with a land of 458 m2.
The villa was built with the highest quality materials and equipped with Schüco aluminum joinery.
Conceptually, it is divided into basement, ground floor and first floor.

In the basement there is an engine room, a tavern with a fireplace and a kitchen, and a relaxation zone where there is a sauna and a fitness area.

On the ground floor of the villa there is a large living room, kitchen, and dining room with access to the terrace, which is followed by stairs leading down to the swimming pool with sunbathing area.
On this floor there is also a bathroom, a utility room, and a storage room.

There are three bedrooms on the first floor, each with its own bathroom and its own exit to the terrace.

Underfloor heating is installed throughout the house, along with air conditioners in every room.

Distance from:
- Pula Airport 8 km
-Pješčana Uvala beach 1.2 km
-Banjole beach 1.6 km
- Brijuni National Park 12 km
- Pula 4 km
-Restaurant/cafe bar 1 km

Perfect property for living or renting.