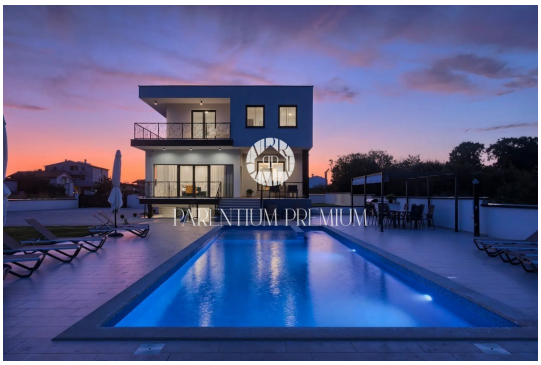
PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
mail: office@parentium-realestate.com
web: www.parentium-realestate.com
info: +385 99 21 46 917 | +385 98 99 46 041









Code :	01676
Location :	Pula
Building size :	570 m2
Lot size :	1758 m2
Distance from center :	0 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	5
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2019
Energy efficiency :	A+

Price :	1.560.000 €

In Štinjan, an enchanting place, this exceptional house is located, which represents a combination of high quality, modern design and self-sustainability. With a total gross area of

570 m² and a spacious garden of 1758 m², this property is spread over three floors.

The basement, the first floor, extends along the entire surface of the house, providing the future owner with various possibilities of use - from a tavern, a gym to a wellness area or a playroom. On the ground floor (190 m²) there is a spacious living room with access to the terrace and garden, a kitchen equipped with top-quality appliances, a spacious dining area, an airy bedroom and a modern bathroom.

On the first floor there are four bright and spacious bedrooms, each with its own bathroom, television, sliding wardrobe and air conditioning unit. Each room has access to a comfortable common terrace.

The beautiful, green garden includes a 64 m² swimming pool, a spacious sunbathing area with an outdoor shower, a hand-made stone fireplace and a large covered dining area, providing an ideal place to enjoy the wonderful surroundings.

The villa stands out with its own fresh water supply system, purified through multiple filters and stored in large boilers, used for the garden and household. In addition, there are solar panels on the villa's flat roof, making it environmentally conscious and economical. These features add to the property not only modern design, spaciousness and quality, but also a sustainable, economical and environmentally friendly dimension.

PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
mail: office@parentium-realestate.com
web: www.parentium-realestate.com
info: +385 99 21 46 917 | +385 98 99 46 041

In addition to the villa itself, a location that offers a peaceful environment, proximity to the sea and all the necessary facilities for a comfortable life is for sale. This is an opportunity for a future buyer to enjoy family life or engage in the catering business of renting, with a quick return on invested funds.