

# CHRISTIE'S

INTERNATIONAL REAL ESTATE

CROATIA



## Modern villa near the sea - Istria

Pula, Istria, Croatia

**Price: 950.000 €**

Bedrooms: 4

Bathrooms: 4

Half bath: 1

Plot: 930 m<sup>2</sup>

Total built: 400 m<sup>2</sup>

Living area: 226 m<sup>2</sup>

Terrace: 174 m<sup>2</sup>

Buyer's commission: 3%  
+VAT

Listing id: 202011023

### AMENITIES

Outdoor pool  
Courtyard  
Sea view  
Grill/Barbecue

Terrace / Outdoor space  
Outdoor kitchen  
Furnished

Garden  
Pool  
Heated Pool

New construction  
Air conditioning  
Floor heating

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## PROPERTY DESCRIPTION

Nestled in a quiet neighborhood, this beautiful and refined modern villa is surrounded by lush greenery and is only 200 meters from the sea. The home includes four bedrooms, all en suite; an open kitchen, dining room and living room which all respectively connect to a spacious covered terrace with a swimming pool and chic sun deck. Floor to ceiling windows make bright and sunny interiors and offer beautiful views of both the surrounding flora and the sea. The property also features underfloor heating, a heated pool, an outdoor grill, and an apartment with its own kitchen, billiards room and outdoor entrance.

The total built area is 400 sqm, of which the interior is 226 sqm and (un)covered terraces and swimming pool 174 sqm.

