

# CHRISTIE'S

INTERNATIONAL REAL ESTATE

CROATIA



## Luxury waterfront villa for rent in Croatia, Istria

Pula, Istria, Croatia

**Price upon request**

Bedrooms: 6	Bathrooms: 5	Half baths: 2	Plot: 1.364 m <sup>2</sup>
Total built: 846 m <sup>2</sup>	Living area: 539 m <sup>2</sup>	Terrace: 256 m <sup>2</sup>	Persons: 10
Year built: 2019	Listing id: 202121013		

### AMENITIES

Outdoor pool	Terrace / Outdoor space	Bike / Hiking trails	Garden
Hardwood flooring	New construction	Courtyard	Fireplace(s)
In-home fitness center	Sauna(s)	Fitness center	Intercom system
Outdoor kitchen	Pool	Security system	Controlled access
Sea view	Scenic view	Furnished	Grill/Barbecue

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## PROPERTY DESCRIPTION

This waterfront villa is located in the south of the Istrian peninsula, near the beautiful city of Pula. It offers a breathtaking panorama and approx. 540 m2 of luxury interior spaces.

This exceptional holiday villa boasts direct access to the sea and the beach and is a unique opportunity to fully experience the pleasant mild climate of the Mediterranean.

The villa consists of 5 bedrooms, all with en suite bathrooms, wardrobes and balconies overlooking the sea, two half bathrooms, laundry room, game room, office with en suite bathroom and access to the pool and terrace, and an open space concept living room, beautifully designed kitchen and dining room. The rooms, flooded with natural light thanks to the oversized floor to ceiling windows, offer simple elegance. The master bedroom of 80 m2 includes a relax area connected to a private terrace and offering breathtaking, panoramic sea views.

Heated infinity swimming pool with massage jets (14 meters long), sunbathing area, beautiful garden with olive trees and Mediterranean plants, outdoor kitchen with charcoal grill and alfresco dining area with automatic awning (for 12-16 people) offer amazing places for entertainment and relaxation.

A sauna with automatic humidity control system and with direct access to the pool, a fitness room, a relaxation area and bar, add further enviable touches to this unique holiday villa.

The villa also has a garage for one car and additional outdoor parking for 3 cars.

In the construction of this villa, only top quality materials, equipment and furniture were used. Terazzo is made by Venetian masters, Plano stone from the Trogir quarry is on the facade combined with black tempered glass, wooden floors in the exterior (arish and teak), a selection of high quality Italian veneers, smooth concrete interior walls, Reiner carpentry with electric control system and sanitary ware Grohe and Duravit.

This villa also has a full smart house system and remote control of lighting, cooling and heating, as well as Heos central multimedia system that provides the ability to play music in each room separately and outdoors.

The whole building also has underfloor heating, and air conditioning and underfloor heating are on separate heat pumps.

To ensure the safety and privacy of its guests, the property is equipped with alarm and video surveillance and has external barriers in the environment, as well as electric entrance gate.

Villa can accommodate up to 10+2 people.

Amenities included in the rate:

- The villa will be prepared for the arrival of the guests and there will be a person to welcome them and to provide all the necessary assistance
- Welcome package
- Daily light cleaning every other day
- Linen and towel change
- General cleaning once per week -> additional cleaning is available at the cost of 20 EUR per/hour/worker
- The pool and the garden are maintained weekly
- Heated outdoor swimming pool and sauna
- There are 3 sunshades available at the villa, 10 deck chairs by the pool and two seating sets (armchairs x 3,

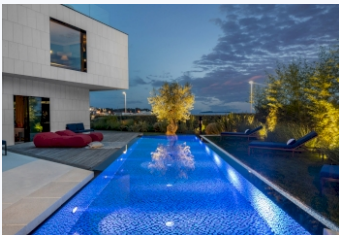
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two-seater and three-seater)

- Laundry machine and dryer are available at the villa
- Kitchen is equipped with Miele kitchen appliances: cooker (ceramic induction hob), induction stainless steel plate for Grill, oven, dishwasher, steam oven for vegetables, waffle maker, mixer, blender, complete cutlery, two sets of pots, coffee machine, two wine coolers
- Outside there is an additional stove, small fridge, dishwasher, charcoal grill and gas grill
- There are two umbrellas on the sundeck and awning by the grill



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