

CHRISTIE'S

INTERNATIONAL REAL ESTATE

CROATIA



Design waterfront villa for sale in Croatia, Istria

Pula, Istria, Croatia

Price upon request

Bedrooms: 5	Bathrooms: 6	Half baths: 2	Plot: 1.364 m ²
Total built: 846 m ²	Usable area: 596 m ²	Living area: 539 m ²	Terrace: 256 m ²
Airport: 14 Km	From the sea: 1st line	Energie certificate: A+	Year built: 2019
Buyer's commission: 3% +VAT	Listing id: 202111113		

AMENITIES

Outdoor pool	Terrace / Outdoor space	Bike / Hiking trails	Garden
Game room	1 car garage	Hardwood flooring	New construction
Courtyard	Fireplace(s)	In-home fitness center	Home office

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Sauna(s)	Fitness center	Intercom system	Outdoor kitchen
Pool	Security system	Controlled access	Central air conditioning
Sea view	Scenic view	Furnished	Heated Pool
Floor heating	Grill/Barbecue	Parking	

PROPERTY DESCRIPTION

This magnificent waterfront mansion is located in the south of the Istrian peninsula, near the beautiful city of Pula with its Roman amphitheater and world famous historical monuments. The property offers a breathtaking panorama of the Brijuni Islands, approx. 540 m2 of luxury interior spaces and almost 260 sqm of terraces.

This exceptional mansion boasts direct access to 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 direct 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 offers 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 a unique entertainment and relaxation area.

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 villa.

The villa also has a one car garage for one car and additional three outdoor parking spaces.

Only top quality materials, equipment and furniture were used in the construction of this villa. 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 (oak 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 future owners, the property is equipped with alarm and video surveillance and has external barriers in the environment, as well as electric entrance gate.

The property is owned by a separate limited liability company and is being sold as a share deal (sale of real estate through the transfer of 100% of the business shares of the Company which is the owner of the real estate).

LOCATION

Fažana is a picturesque town on southwestern coast of the Istrian peninsula situated near the ancient town of Pula

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ideal for relaxation and recreation. It is also the port from where you can reach the famous National Park Brijuni Islands, the well-known Earth's paradise. Families with children will find beautiful beaches and playgrounds, recreation enthusiasts various sports facilities, quality food lovers numerous restaurants and nature lovers the beautiful seaside promenade where everyone can enjoy sunsets and sea air.



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