

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11272
<b>Location :</b>	Pula
<b>Building size :</b>	219.18 m2
<b>Lot size :</b>	700 m2
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	8000 m
<b>Distance from airport :</b>	10 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : 490.000 €

Located in a quiet part of Istria, just 8 kilometers from the coast, this beautiful villa with a pool and stunning sea views extends over a plot of 700 square meters, while the villa itself covers an area of 219 square meters spread over two floors.

The ground floor of the villa includes an entrance hall leading to a spacious living room and an open kitchen with a dining area. This space is ideal for gatherings and family moments, offering plenty of natural light and a sense of spaciousness. Also on this floor is a bedroom with an en-suite bathroom, an additional toilet, and a storage room, ensuring practicality and functionality in daily life. From the living room, there is access to a covered terrace with a summer kitchen, perfect for warm evenings and enjoyable outdoor gatherings. The terrace leads to a well-maintained garden with an infinity pool, providing luxury and relaxation in the privacy of your own yard.

An elegant staircase leads to the upper floor, where three bedrooms are located, each with its own bathroom, ensuring maximum comfort and privacy for all family members or guests. Two of the bedrooms have access to a terrace with beautiful views of the sea, the Kvarner Bay, and the islands, making these rooms special places for rest and relaxation.

The villa will be equipped with underfloor heating and air conditioning, ensuring a comfortable temperature throughout the year. It is sold on a "turnkey" basis, meaning it will be fully completed and ready for occupancy, but without furniture and floor coverings, allowing new owners to personalize the interior

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

**MANUEL ESTATE**  
**G. Martinuzzi 7, 52466 Novigrad**  
**e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)**  
**web: [manuel-estate.hr](http://manuel-estate.hr)**  
**info: +385 99 659 1550**

according to their own preferences and needs.

This property offers the perfect retreat for those seeking a luxurious and modern living space in the tranquil part of Istria, with beautiful sea views and proximity to all necessary amenities. The spacious interiors, elegant design, beautiful garden with pool, and breathtaking views make this villa an ideal place to live or vacation.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.