



# VILLA WITH TAVERN AND SWIMMING POOL NEAR THE BEACH AND THE CITY

Štinjan, Pula

720,000 €  
3,978 €/m<sup>2</sup>



In the very south of the Istrian peninsula is located the ancient Roman town of Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this beautiful city that has gradually become one of the leading tourist destinations in Croatia in the last ten years.

This beautiful villa with an area of 180 m<sup>2</sup> on a plot of land of 500 m<sup>2</sup> is located in Štinjan, not far from the beaches and the city of Pula. The beautiful villa is spread over two floors. On the ground floor of the villa there is an entrance hall that divides the property into two sides, on one side there is a beautifully decorated and separate tavern with a fireplace and a space for



socializing, while the second part of the ground floor is an open concept living room with a dining room and kitchen, a room that is used as a laundry room, a bedroom with a bathroom and a guest toilet. On the first floor there are three more bedrooms, one with its own bathroom, while the other two rooms share a common one. In addition to the bedrooms, on the first floor there is a beautiful terrace overlooking the pool and the surroundings. The property is equipped with PVC joinery and air conditioning in every room. The front of the property includes two parking spaces and a green area, while on the back there is a 25 m<sup>2</sup> swimming pool, a sunbathing area, a storage room and a beautiful terrace.

The aforementioned villa, considering its area, number of bedrooms, outdoor area with a swimming pool, a tavern, proximity to the sea and all accompanying facilities (such as shops, pharmacies, schools, kindergartens, etc.), represents a very interesting, excellent, profitable property for the future owner, both in terms of family life for a large family as well as for engaging in catering and rental activities and a quick return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Licensed agent

## Summary

|          |               |             |       |
|----------|---------------|-------------|-------|
| LOCATION | Štinjan, Pula | PROPERTY ID | 2540  |
| PRICE    | 720,000 €     | TYPE        | Villa |



## Extra features

- Terrace
- Pantry
- Garden
- Yard
- Access road
- Tavern
- Swimming pool

## Infrastructure

- Electricity
- Water
- Sewerage

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