



**Istria, Pula, completely renovated  
 Austro-Hungarian Villa in the heart of  
 Pula**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 290 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	1895
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	326 m2
<b>Area</b>	326 m2
<b>Category</b>	For sale



We are selling a beautiful, completely renovated Austro-Hungarian stone villa with a sea view. Located in the heart of Pula, this villa offers all the conveniences of urban life with proximity to the sea and a beautiful view that will leave you breathless every day. This imposing villa is spread over three floors with a total area of 326 m2 and consists of a basement (108 m2), ground floor (108 m2) and first floor (108 m2). The house is beautifully modernized inside.

On the ground floor, there is a smaller lobby that leads us into the living room designed as an "open space" space without dividing walls. Here you can relax in a comfortable living room, which is decorated with a modern wood-burning fireplace. There is also a spacious dining room with enough space for the whole family, as well as a modern and maximally equipped kitchen, slightly separated from the rest of the space to leave enough privacy while you prepare your favorite delicacies.

What makes the entire space on the ground floor even more pleasant are the glass walls through which enough natural daylight flows into the space, as well as the view and access to the covered summer terrace, the pool, and the landscaped environment. In addition to everything mentioned, on the ground floor of the villa, there is additionally a combined sauna (Finnish and infrared) for relaxation and a wellness experience, a game room with billiards, a small fitness center, and a wine cellar. There is also a guest toilet.

An internal open staircase leads to the upper floor of the villa, where there are four spacious bedrooms, each of which has its bathroom. All bedrooms have access to a larger covered terrace with a wonderful view of the sea, the Brijuni Islands, and the sunset.

A completely new underfloor heating system was installed, as well as new Mitsubishi air conditioners in all rooms for cooling and heating.



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The courtyard of the villa is decorated in the same tone as the villa, to emphasize the many native Mediterranean plants. Every part of the garden has been carefully designed to convey the feeling of home, luxury, and warmth. The central part is occupied by a heated swimming pool with automatic salt chlorination, next to which there is the already mentioned covered summer terrace, and for unforgettable moments of outdoor cooking, there is also a barbecue.

You don't have to worry about your tin pets, because there is enough parking space for 3 cars in the garden surrounded by a wall, which can be covered if the future owners wish.

The villa was built from local Istrian stone with the use of modern design solutions and traditional Istrian elements, thanks to which the owners managed to create a unique style of the villa. Independently of the stone details of the villa, a 10 cm insulating demit facade was installed, as well as quality joinery, which makes the stay in the villa significantly more pleasant.

The property is sold furnished and as such offers everything needed for safe housing for a family or an ideal opportunity for investment and return on investment through tourist rental.

Do not miss the opportunity to become the owner of this unique Austro-Hungarian villa that combines historical charm and contemporary luxury!

For additional information or viewing, feel free to contact us.

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