

## ISTRIA ADRIA

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|                               |                     |
|-------------------------------|---------------------|
| <b>Code :</b>                 | 10810               |
| <b>Location :</b>             | Pula                |
| <b>Building size :</b>        | 150 m <sup>2</sup>  |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup> |
| <b>Number of floors :</b>     | 2                   |
| <b>Number of bedrooms :</b>   | 2                   |
| <b>Number of rooms :</b>      | 2                   |
| <b>Number of bathrooms :</b>  | 2                   |
| <b>Air conditioning :</b>     | Yes                 |
| <b>Energy efficiency :</b>    | A                   |
| <b>Year of construction :</b> | 2025                |

**Price :** 279.000 €

For sale is a house with an area of 150 m<sup>2</sup>, located in a quiet part of Šijane in Pula. The house has a functional layout, making it ideal for family living or tourist rental.

It consists of a spacious living room, a kitchen with a dining area, two bedrooms, two bathrooms, and a large terrace on the upper floor (50 m<sup>2</sup>), which offers an open view of the surroundings. The terrace is perfect for relaxation and socializing – large enough to accommodate a jacuzzi, barbecue, or outdoor pavilion.

The property is equipped with two air conditioning units, is move-in ready, and does not require any additional investments.

In terms of location, the house is in close proximity to all necessary amenities – shops, schools, kindergartens, public transport – while the sea is only 2 km away, the highway is 1 km away, and the famous cultural landmark, the Pula Amphitheater, is just a few minutes' drive.

For more information, please