

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                               |                     |
|-------------------------------|---------------------|
| <b>Code :</b>                 | 11017               |
| <b>Location :</b>             | Pula                |
| <b>Building size :</b>        | 212 m <sup>2</sup>  |
| <b>Lot size :</b>             | 250 m <sup>2</sup>  |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup> |
| <b>Distance from center :</b> | 3000 m              |
| <b>Distance from sea :</b>    | 150 m               |
| <b>Number of floors :</b>     | 3                   |
| <b>Number of bedrooms :</b>   | 3                   |
| <b>Number of rooms :</b>      | 3                   |
| <b>Number of bathrooms :</b>  | 2                   |
| <b>Parking :</b>              | Yes                 |
| <b>Garage :</b>               | Yes                 |
| <b>Basement :</b>             | Yes                 |
| <b>Air conditioning :</b>     | Yes                 |
| <b>Energy efficiency :</b>    | A                   |
| <b>Year of construction :</b> | 1967                |

**Price :** 684.000 €

In a peaceful and green area of Pula, just 50 meters from the sea and the Lungomare promenade, a house with two separate residential units is for sale. Situated on a well-maintained plot of 701 m<sup>2</sup>, this property offers an exceptional blend of privacy, functionality, and an attractive location.

The house consists of two floors plus a basement. On the first floor, there is a spacious apartment of 98.7 m<sup>2</sup> with a large west-facing balcony (12 m<sup>2</sup>), two bedrooms, a living room, a kitchen, a dining area, and a bathroom. The apartment is filled with natural light and surrounded by views of the pine forest and Mediterranean greenery.

On the ground floor, there is a second, smaller residential unit (33 m<sup>2</sup>) with additional features: a winter garden with glass walls (18 m<sup>2</sup>), a tavern/summer kitchen (16 m<sup>2</sup>), and a large covered terrace (34 m<sup>2</sup>) with a barbecue. This space is exceptionally cozy, connected to the garden, south-oriented, and ideal for relaxation throughout the year.

In the basement, there is a garage (21 m<sup>2</sup>), and next to the house, there are three additional parking spaces—one covered with a pergola and grapevines. The yard is well-kept and designed in the style of country villas, featuring kiwi, Mediterranean herbs, and a complete sense of privacy.

Both apartments are air-conditioned. The house is well insulated

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(12 cm of thermal insulation + additional brick insulation), and the construction includes quality joinery and roofing tiles.

The property is ideal for a large family, two generations, a combination of living and tourist rental, or as a valuable investment in a prime location in Pula.

For more information, please