

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14994
Location :	Pula
Building size :	400 m2
Lot size :	325 m2
Garden size :	0.00 m2
Distance from center :	2500 m
Distance from sea :	50 m
Number of floors :	3
Number of bedrooms :	7
Number of rooms :	7
Number of bathrooms :	7
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2020

Price : 1.890.000 €

We sell a luxurious villa with a garage and pool in a unique location with direct access to the sea!

The house has a basement, a high ground floor, and 1. floor. Through the yard gate, we enter in the yard with a garden and parking place.

The staircase leads to the hallway with access to the garage, a terrace with a covered swimming pool in operation all year round, the garden overlooking the sea, and into the house. The boiler room is located in the basement of the house.

The house can be accessed from the outside terrace and the hallway.

When entering from the hall we come to around large living room with three bedrooms, each with its own separate bathroom. Two bedrooms have a sea view.

Stairs descend to the kitchen with a terrace, large storage room, fitness center, sauna, another bathroom and bathing water up to three more bedrooms, each with its own bathroom and a view of the sea. Another spacious room is currently used as a cosmetic salon.

Automatic roller shutters for the lifting/lowering.



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Each room is air-conditioned.

All climates are serviced.

Central heating on gas.

From the outside terrace through the second gate the house has direct access to the sea.