ISTRIA ADRIA
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Code :	15422
Location :	Pula
Building size :	212 m2
Lot size :	700 m2
Garden size :	0.00 m2
Distance from center :	3000 m
Distance from sea :	150 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	1967

Price : 690.000 €

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 m², 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 m² with a large west-facing balcony (12 m²), 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 m²) with additional features: a winter garden with glass walls (18 m²), a tavern/summer kitchen (16 m²), and a large covered terrace (34 m²) 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 m²), 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.