

## ISTRIA ADRIA

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<b>Code :</b>	15447
<b>Location :</b>	Pula
<b>Building size :</b>	300 m <sup>2</sup>
<b>Lot size :</b>	1200 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	B
<b>Year of construction :</b>	1981

**Price :** 665.000 €

For sale is a family house located in the quiet neighborhood of Škatari, just 3.5 km from the center of Pula and approximately 4 km from the sea. The house was built in 1981 and covers a total area of 300 m<sup>2</sup>, situated on a well-maintained plot of 1,200 m<sup>2</sup> with a garden, lawn, and a 50 m<sup>2</sup> auxiliary building.

On the ground floor, there is a spacious living room with an adjoining terrace and an interesting dual fireplace (indoor and outdoor). The mezzanine features an entrance hallway, a toilet, a garage/attic, a boiler room with a terrace, and one bedroom.

The first floor consists of a dining room with a terrace, a kitchen, and a bedroom with its own terrace, while the upper mezzanine includes two bedrooms, a bathroom, and a toilet. The entire space is connected by an attractive internal gallery with stairs, and the house also includes a basement with a separate entrance.

The property is located in a peaceful environment, ideal for family life, close to all essential amenities – schools, hospitals, and shopping centers.

For any additional information and to schedule a viewing of the property, please