

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071

<b>Code :</b>	04834
<b>Location :</b>	Pula
<b>Building size :</b>	350 m2
<b>Lot size :</b>	400 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	1895

**Price :** 995.000 €

We are selling a luxurious villa with a sea view in Pula,

We offer a beautiful, fully renovated Austro-Hungarian stone villa with a sea view, located in a quiet street, just a 10-minute walk from the very center of Pula. The villa, built in 1895, was thoroughly renovated in 2022 and covers 350 m<sup>2</sup> of living space. This villa offers:

4 bedrooms,  
4 bathrooms, separate WC,  
Living room with kitchen and dining area,  
Game room with billiards,  
Sauna (combined Finnish and infrared),  
Small gym and wine cellar.

The villa also features a heated pool with automatic salt chlorination and counter-current swimming, ideal for relaxation. The entire house is equipped with Mitsubishi air conditioning and underfloor heating for maximum comfort. The property includes secure parking for 3 cars.

Beautiful sea views from the balcony.

For more information, please

