

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09825
<b>Location :</b>	Pula
<b>Building size :</b>	138 m2
<b>Lot size :</b>	602 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	2300 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	C

**Price :** 467.000 €

In a peaceful location surrounded by greenery in Pula, a detached single-story house with an area of 138 m<sup>2</sup> is for sale, situated on a well-maintained plot of 602 m<sup>2</sup>. The house offers complete privacy and relaxation, featuring a swimming pool, a beautiful covered terrace, and a barbecue in the yard, perfect for enjoying warm days and outdoor gatherings.

The interior of the house consists of four spacious bedrooms, two bathrooms, an additional toilet, and a large living room connected to the kitchen and dining area in an open-space concept. The property has all the necessary documentation and an energy certificate rated C, and it has been successfully rented out during the tourist season, with the possibility of continuing the established business.

Utilities include:

- Water
- Electricity
- Gas
- Municipal water supply
- Municipal sewage
- Paved access road
- Heating, air conditioning, and ventilation system
- Possibility of central heating.

This property represents the perfect blend of comfort, functionality, and privacy—ideal for family living, vacations, or a secure investment.

For more information and viewings, please feel free to contact us.

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For more information: