

## Moderna prizemnica s bazenom, okolica Pule, Pula, House



### Seller Info

Name: Velvet Realestate  
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Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
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Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Moderna prizemnica s bazenom, okolica Pule  
Property for: Sale  
House type: detached  
Property area: 145 m<sup>2</sup>  
Lot Size: 559 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 520,000.00 €  
Updated: Jul 31, 2023

#### Condition

Built: 2020

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
City area:  
ZIP code: 52000

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: A+

## Parking

Number of parking spaces: 6

## Description

Description:

Pula is the largest city on the Istrian peninsula and offers a variety of cultural attractions. With its long tradition of shipbuilding and the navy, it has always had more of an industrial and urban atmosphere than the touristic one of other cities in Istria. A rich itinerary through Pula's three-thousand-year past, confirmed at every step in the old town center, begins and ends with the Roman amphitheater. Not far from this well-known destination, a beautiful one-story house with a total area of 145 m<sup>2</sup> is for sale. It consists of a kitchen, dining room, spacious open concept living room, 3 bedrooms, and 3 bathrooms. The facility is fully air-conditioned and has underfloor heating. Excellent thermal insulation enables a constant temperature and low energy requirements for heating and cooling the space, as evidenced by the A+ level energy certificate. The house's living room is oriented towards the 30 m<sup>2</sup> swimming pool, which includes hydromassage and salt ionization. A covered terrace, barbecue, and outdoor shower are in front of the house. The future owner can enjoy privacy since the garden is completely fenced and hidden from prying eyes. The yard is 559 m<sup>2</sup> in area. Exciting property in a desirable tourist destination, only 5.6 km from the sea and not far from all city amenities. For the future owner, it can serve as a house for peaceful family life, a vacation, or an opportunity to return the investment from the tourist rental. ID CODE: 598

## Additional contact info

Reference Number: 434585

Agency ref id: 598