



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	25570
<b>Location :</b>	Pula
<b>Building size :</b>	212 m <sup>2</sup>
<b>Lot size :</b>	250 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	150 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	1967
<b>Energy efficiency :</b>	A
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 684.000 €

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 m<sup>2</sup>, 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 m<sup>2</sup> with a large west-facing balcony (12 m<sup>2</sup>), 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 m<sup>2</sup>) with additional features: a winter garden with glass walls (18 m<sup>2</sup>), a tavern/summer kitchen (16 m<sup>2</sup>), and a large covered terrace (34 m<sup>2</sup>) 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 m<sup>2</sup>), and next to the house, there are three additional parking spaces—one covered with a pergola ...