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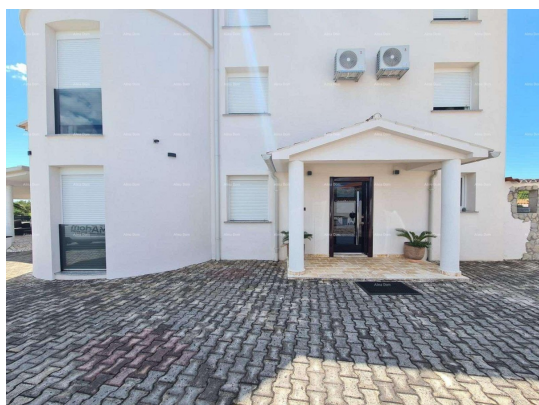
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	26360
<b>Location :</b>	Ližnjan
<b>Building size :</b>	400 m <sup>2</sup>
<b>Lot size :</b>	1200 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	12
<b>Number of bathrooms :</b>	9
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes

Price : 1.230.000 €

For sale is a spacious detached house located in the quiet neighborhood of Valtura, just a few minutes' drive from Pula. The property is situated on a plot of 1,200 m<sup>2</sup> and is ideal for a larger family, an investment in tourism, or as a luxury vacation villa.

The house spans three levels, with a total area of 400 m<sup>2</sup>, and includes an auxiliary building/summer kitchen of 100 m<sup>2</sup>.

Room layout:

Ground floor:

- 4 bedrooms
- Living room
- Kitchen
- Bathroom

First floor:

- 4 bedrooms
- 4 bathrooms

Second floor:

- 2 apartments (each with 2 bedrooms and 2 bathrooms)

Additional features:

- Swimming pool of 35 m<sup>2</sup>
- Jacuzzi
- Outdoor sauna
- Summer kitchen with double appliances (two washing machines, additional toilet)
- Technical room with two 500-liter boilers (for hot water and central



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heating)

- 7 parking spaces

- Video surveillance and alarm system for added security

The house and auxiliary building have building and occupancy permits.

This property offers top-notch comfort, privacy, and potential for year-round tourist rental.

For more information, please contact:

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