



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	27357
<b>Location :</b>	Pula
<b>Building size :</b>	250 m2
<b>Lot size :</b>	915 m2
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	3500 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2014
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 770.000 €

This beautiful house in Pula perfectly combines modern style and comfort. Located just 2500 m from the center and 3500 m from the sea, it offers all the benefits of urban living along with proximity to natural beauty.

With three floors, it encompasses 7 rooms, including 4 bedrooms and 2 living rooms, making it ideal for a larger family.

On the ground floor, there is a studio apartment of approximately 35 m<sup>2</sup>, which consists of a bathroom, hallway, kitchen with a living/sleeping area, and a large terrace.

On the other side of the ground floor, there is a large office of 80 m<sup>2</sup> that can be converted into an apartment.

On the first floor, there is a spacious apartment of approximately 95 m<sup>2</sup>, which includes an entrance hallway, two children's bedrooms sharing a bathroom, a large master bedroom, and another large bathroom with a bathtub. The spacious living room features a dining area and kitchen, along with a terrace of approximately 35 m<sup>2</sup>. Large glass walls provide plenty of light throughout the apartment. There is a fireplace in the living room.

It is possible to create an additional bedroom in the atti...