



DAMAC d.o.o.

ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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Code :	27682
Location :	Bale
Building size :	176 m ²
Lot size :	502 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	2
Number of rooms :	2
Number of bathrooms :	2
Year of construction :	2025
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 704.000 €

VAT is added to the stated price.

A house for sale in a quiet part of the village near Bale, with a total area of

176 m², located on a landscaped plot of 502 m². The ideal location on the edge of the village offers privacy, peace and a view of nature.

The house is being built on two floors – ground floor and first floor – with the planned completion of construction and the possibility of moving in at the end of 2025.

Room layout:

Ground floor:

Entrance hall

Spacious open-concept living room with kitchen and dining room

Large glass walls that provide plenty of daylight and direct access to the garden

Guest toilet

Laundry room

Luxurious wellness area with Finnish sauna and accompanying facilities.

First floor:

Two spacious bedrooms, each with its own bathroom. Glass walls in the rooms for maximum natural lighting.

One room with direct access to the terrace overlooking the greenery.

Technical characteristics:

Central underfloor heating using a heat pump (air/water), with a thermostat in each room.

Four built-in air conditioners for cooling.



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37 m² swimming pool.

Landscaped garden with decorative plants...