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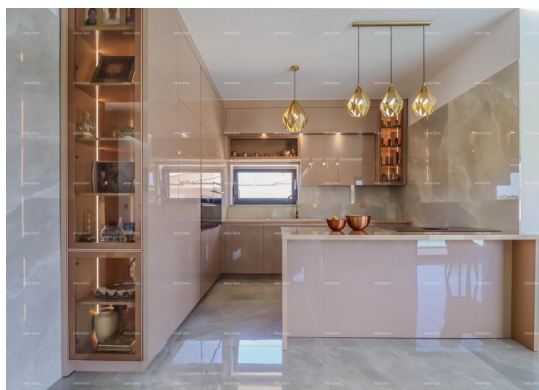
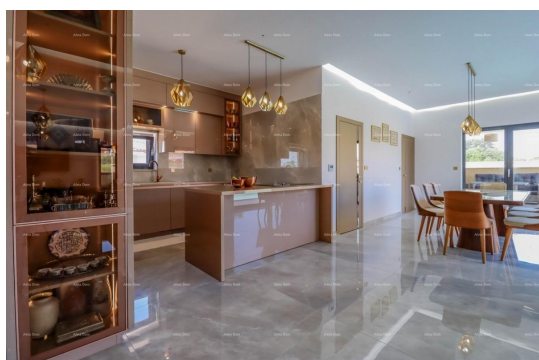
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	28423
<b>Location :</b>	Pula
<b>Building size :</b>	350 m2
<b>Lot size :</b>	586 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 850.000 €

We are selling a newly built, fully equipped and modern villa just minutes from Pula. A perfect blend of luxury, comfort, and functionality!

### Details:

Plot: 586 m<sup>2</sup>  
House size: 350 m<sup>2</sup>  
Parking for 3 cars  
Private pool, hidden from view

### Layout:

Two living rooms  
Two fully equipped kitchens  
Wellness area in the basement with natural light  
5 bathrooms + additional toilet  
3 bedrooms  
Large terrace (approx. 50 m<sup>2</sup>) on the upper floor

### Equipment:

22 kW three-phase electricity + electric car charger  
6 air conditioners (cooling & heating)  
Underfloor heating  
Aluminium triple-glazed windows  
10 cm facade insulation  
Drywall (no classic plaster)



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High-quality materials (sanitary, ceramics, doors over €1,000 each)  
Glass touch switches

Security & Comfort:

Full security system (cameras, alarms, sensors)  
Professional audio system inside and outside (pool area)

Other:

Bio septic tank with soakaway well  
Clean ownership, building permit obtained  
Price: €850,000  
Usage permit in progress

Perfect for family living, vacation, or...