



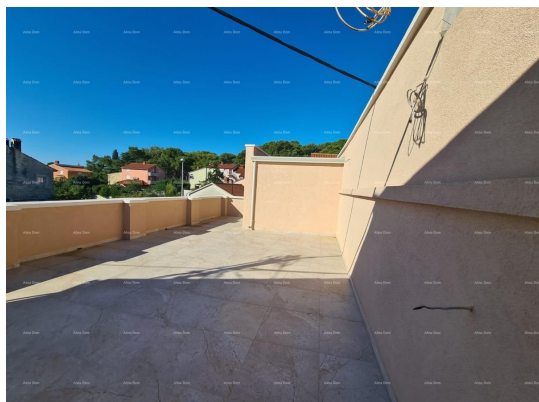
## ALMA DOM INVEST

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<b>Code :</b>	28823
<b>Location :</b>	Pula
<b>Building size :</b>	150 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A
<b>Air conditioning system :</b>	Yes

Price : 279.000 €

For sale is a house with an area of 150 m<sup>2</sup>, located in a quiet part of Šijane in Pula. The house has a functional layout, making it ideal for family living or tourist rental.

It consists of a spacious living room, a kitchen with a dining area, two bedrooms, two bathrooms, and a large terrace on the upper floor (50 m<sup>2</sup>), which offers an open view of the surroundings. The terrace is perfect for relaxation and socializing - large enough to accommodate a jacuzzi, barbecue, or outdoor pavilion.

The property is equipped with two air conditioning units, is move-in ready, and does not require any additional investments.

In terms of location, the house is in close proximity to all necessary amenities - shops, schools, kindergartens, public transport - while the sea is only 2 km away, the highway is 1 km away, and the famous cultural landmark, the Pula Amphitheater, is just a few minutes' drive.

For more information, please contact:

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