

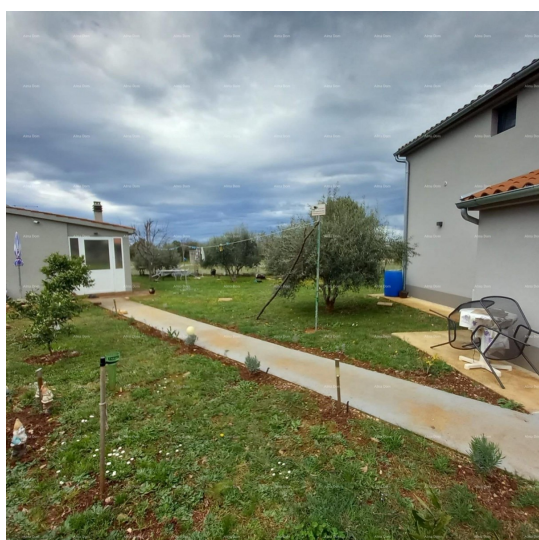
**ALMA DOM INVEST**

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|                               |                       |
|-------------------------------|-----------------------|
| <b>Code :</b>                 | 29356                 |
| <b>Location :</b>             | Pula                  |
| <b>Building size :</b>        | 180.57 m <sup>2</sup> |
| <b>Lot size :</b>             | 1830 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>     | 0                     |
| <b>Number of rooms :</b>      | 3                     |
| <b>Number of bathrooms :</b>  | 1                     |
| <b>Year of construction :</b> | n/a                   |
| <b>Energy efficiency :</b>    | Not specified         |
| <b>Parking :</b>              | Yes                   |

**Price :** 450.000 €

**DETACHED HOUSE WITH AUXILIARY BUILDING AND SPACIOUS GARDEN IN WESTERN ISTRIA**

Located in the western part of Istria, this detached house with an auxiliary building sits on a spacious plot of 1833 m<sup>2</sup>. The plot is fenced with a newly constructed stone wall with a total length of 115 m, a height of 120 cm, and a width of 60 cm.

**Main house layout:**

Ground floor: Living room, kitchen, bathroom, and space for underfloor heating with a heat pump, water softener, filters, an electrical panel with circuit breakers, and other technical equipment (can also be used as a storage room).

The ground floor and attic are connected by stairs. The attic has two spacious bedrooms and a bathroom. One of the bedrooms offers a sea view.

**Auxiliary building measuring 3.5 x 7 m includes:**

The front entrance is closed with aluminum joinery, and inside, there is a bathroom, bedroom, kitchen, and attic.

To improve water pressure, an extra (HIDROPAK) pump is installed in a specially built room with protection.

Both buildings are connected to a septic tank.

Olive trees and other fruit trees are planted on the property, which yield



DAMAC d.o.o.

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