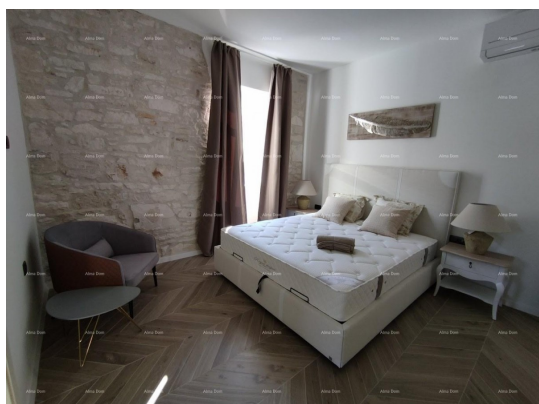




|                                  |        |
|----------------------------------|--------|
| <b>Code :</b>                    | 29832  |
| <b>Location :</b>                | Pula   |
| <b>Building size :</b>           | 350 m2 |
| <b>Lot size :</b>                | 400 m2 |
| <b>Distance from center :</b>    | 0 m    |
| <b>Distance from sea :</b>       | 0 m    |
| <b>Seaview :</b>                 | Yes    |
| <b>Number of floors :</b>        | 3      |
| <b>Number of rooms :</b>         | 4      |
| <b>Number of bathrooms :</b>     | 4      |
| <b>Year of construction :</b>    | n/a    |
| <b>Energy efficiency :</b>       | A+     |
| <b>Parking :</b>                 | Yes    |
| <b>Air conditioning system :</b> | Yes    |
| <b>Basement :</b>                | Yes    |

**Price : 995.000 €**

We are selling a luxurious villa with a sea view in Pula,

We offer a beautiful, fully renovated Austro-Hungarian stone villa with a sea view, located in a quiet street, just a 10-minute walk from the very center of Pula. The villa, built in 1895, was thoroughly renovated in 2022 and covers 350 m<sup>2</sup> of living space.

This villa offers:

- 4 bedrooms,
- 4 bathrooms, separate WC,
- Living room with kitchen and dining area,
- Game room with billiards,
- Sauna (combined Finnish and infrared),
- Small gym and wine cellar.

The villa also features a heated pool with automatic salt chlorination and counter-current swimming, ideal for relaxation. The entire house is equipped with Mitsubishi air conditioning and underfloor heating for maximum comfort. The property includes secure parking for 3 cars.

Beautiful sea views from the balcony.

For more information, please contact:

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