




EXCLUSIVELY SPACIOUS VILLA WITH SWIMMING POOL IN AN ATTRACTIVE LOCATION

 Centar, Pula

 1,050,000 €
1,750 €/m²



Pula, as the largest and most developed city in Istria, offers many opportunities and diverse facilities. With a developed economy and tourism and as the student center of Istria, untouched nature is found on all edges of the city in every direction. As such, the city of Pula is an ideal destination for anyone who loves the charm of a tourist and historical center combined with beautiful Mediterranean nature.

The property in question is located near the city center. The neighborhood is characterized by private houses with a yard in a wide and quiet street. In fact, the entire neighborhood is



located on a hill, and the property itself is on top of a hill from where it gets a lot of sun and due to its southeast orientation.

The buildings are located on a plot of land with a total area of 888 m². The house itself has a floor plan of 190 m², with 4 residential units, a swimming pool, an additional 30 m² house with a fireplace and sauna in the yard and a swimming pool.

On the ground floor there are 2 apartments with separate entrances and a 50 m² garage for 4 cars.

Wide external stairs lead to a long terrace that borders the apartment on the first floor on almost the entire eastern side. At the entrance there is an entrance hall from which you enter the kitchen on the right, 4 spacious double bedrooms, one of which has a large bathroom, and one large bathroom is located between the rooms and the living room. The spacious living room is divided into a dining area with a bar and access to a large loggia, and a TV lounge with a piano.

The stairs lead further to the second floor, which is also bordered by a terrace on the east. The entrance hall with a kitchen on the right and almost the same layout as on the first floor. However, the second floor is characterized by airiness, elegance and comfort, since in the living room a luxurious wooden staircase leads to a gallery with a sofa and TV, from which you can access a beautiful sunny roof terrace.

Next to the house in question in the yard there is a 30m² house in the form of a tavern with a fireplace and a sauna. It serves as a space for relaxation, celebrations and barbecues or grilling with family and dearest friends.

A concrete swimming pool in a spacious yard with olive trees, grapevines and a handful of herbs creates a true Mediterranean atmosphere, all of which is not far from the city center.

Parking is no problem because the land is surrounded by a wall with two separate entrances for cars, a garage for 4 cars (which can also be converted into living space), and parking spaces for another 4 cars.

This spacious and exclusive property with a large garden in an exclusive part of Pula is ideal for those who want to accommodate an entire large family under one roof and be able to exploit part of the property, as well as for those who want a quick return on their investment. Likewise, the apartments can be divided into condominiums, thus having the option to sell individual apartments and keep part for their own needs. The garden also provides the opportunity for additional facilities or turning the whole into an attractive Mediterranean garden, creating an absolute private oasis of peace. This is certainly an investment that turns dreams into reality.

FOR ALL OTHER INFORMATION CALL:



+385 91 539 6446

edita.premate@family-nekretnine.hr

Edita Premate Panić

Mediation Assistant

Summary

LOCATION	Centar, Pula	PROPERTY ID	2363
PRICE	1,050,000 €	TYPE	Villa



Extra features

- Terrace
- Balcony
- Loggia
- Pantry
- Garden
- Yard
- Garage
- Access road
- Tavern
- Swimming pool

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

[View original listing](#)