



# SALE OF A COMFORTABLE HOUSE IN A QUIET LOCATION

Škatari, Pula

350,000 €  
2,333 €/m<sup>2</sup>



## PULA – A PEACEFUL LOCATION NEAR ŠIKIĆ

Pula is the largest Istrian city, known for its rich history, developed infrastructure, proximity to the sea and numerous amenities necessary for everyday life. The advantage of Pula is that it allows for a pleasant city life, while at the same time, in its immediate vicinity you can find peaceful and green locations ideal for family life.

## A HOUSE THAT OFFERS PEACE, COMFORT AND PRIVACY

In a quiet location in a settlement near Šikić, there is a beautifully maintained and cared for family house, surrounded by greenery and its own fenced yard. The property offers exactly



what many are looking for – enough privacy and peace, while at the same time being close to Pula and all the amenities necessary for everyday life.

The house has a total living area of approximately 150 m<sup>2</sup>, distributed over the ground floor and first floor, while the landscaped yard of 325 m<sup>2</sup> additionally provides space for relaxation and outdoor living.

On the ground floor, of approximately 75 m<sup>2</sup>, there is an entrance area that leads to a separate kitchen and living room. The rooms are separated from each other, but nicely connected and functionally organized. The living room opens onto a pleasant terrace with a view of the orchard and greenery, creating a particularly nice corner for morning coffee, socializing or summer evenings.

The ground floor additionally contains a bathroom with a shower and toilet and a separate small storage room for storing things.

The interior is neat and carefully maintained. The floors are covered with modern ceramics, while the windows are PVC, white, equipped with blinds. For heating, a wood-burning stove is installed in the living room, which is in operation and pleasantly warms the entire space during the winter months. There is also air conditioning.

Neatly paved marble stairs lead to the first floor, and the spacious hallway provides enough space for a larger built-in or freestanding wardrobe.

The first floor also has approximately 75 m<sup>2</sup> and consists of three bedrooms – two more spacious and one slightly smaller – and a large and beautifully decorated bathroom with a bathtub. The bathroom is completely covered with ceramics and has a small opening for natural ventilation.

The bedrooms have laminate flooring, and for a comfortable temperature throughout the year, two air conditioners are installed on the first floor, functionally arranged so that they provide high-quality air conditioning to the entire upper floor.

The entire house is additionally protected from the outside by a thermal facade, which contributes to energy efficiency and a more pleasant stay in all seasons.

#### GARDENED YARD AND ADDITIONAL FACILITIES

The fenced yard of 325 m<sup>2</sup> is mostly landscaped and paved, and along the edge of the plot there are plums, figs, other fruit trees and various Mediterranean plants that give the space a special atmosphere.

For additional practicality, the property has a closed garage, while the yard has space for up to three cars.



An outdoor barbecue is also available for summer gatherings, while a video surveillance system is installed around the house, which further contributes to the feeling of security and privacy.

#### REAL ESTATE FOR LIVING, FAMILY AND INVESTMENT

This house is an excellent choice for a family who wants a peaceful and quality life in the immediate vicinity of Pula, without sacrificing privacy and space. A neat interior, functional layout, three bedrooms, two bathrooms, garage, parking spaces, a fenced yard and greenery make it a property that provides a very pleasant everyday life.

The special value of this property is the feeling of peace it provides - you are close enough to the city, but at the same time away from the city crowds and noise.

A neat, well-kept and functional house that is worth seeing in person - an excellent choice for a family home, but also a valuable investment for the future.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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## Summary

|                   |                               |                          |                    |
|-------------------|-------------------------------|--------------------------|--------------------|
| LOCATION          | Škatari, Pula                 | PROPERTY ID              | 3505               |
| PRICE             | 350,000 €                     | TYPE                     | House              |
| AREA              | 150 m <sup>2</sup>            | GARDEN AREA              | 325 m <sup>2</sup> |
| YEAR BUILT        | 2013.                         | YEAR RENOVATED           | -                  |
| ORIENTATION       | -                             | NUMBER OF FLOORS         | -                  |
| ROOMS             | 4                             | BEDROOMS                 | 3                  |
| BATHROOMS         | 2                             | TOILETS                  | -                  |
| DISTANCE FROM SEA | -                             | DISTANCE FROM CENTER     | -                  |
| PARKING           | Yes                           | PARKING SPACES           | 4                  |
| POOL              | -                             | VIEW AT                  | Greenery           |
| ACCESS ROAD       | -                             | JOINED ROOMS             | -                  |
| CEILING HEIGHT    | 260 cm                        | ELEVATOR                 | -                  |
| HEATING           | Air conditioning, Wood stove  | JOINERY                  | PVC                |
| WALLS MATERIAL    | Brick, Concrete               | WALLS CONDITION          | -                  |
| TILES             | -                             | PARQUET                  | Laminate           |
| FACADE            | Excellent, Thermal insulation | ROOF                     | Channels, Concrete |
| INTERNAL STAIRS   | Excellent                     | EXTERNAL STAIRS          | No external stairs |
| OWNERSHIP TYPE    | Orderly                       | CERTIFICATE OF OWNERSHIP | Yes                |
| USAGE PERMIT      | Yes                           | ENERGY CERTIFICATE       | B                  |



## Extra features

- Terrace
- Garden
- Yard
- Garage
- Access road
- Pantry

## Infrastructure

- Electricity
- Water
- Optical internet

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