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|--------------------------------|---------|
| Reference :                    | 30294   |
| Location :                     | Pula    |
| Floor area :                   | 146 m2  |
| Plot size :                    | 1214 m2 |
| Parking :                      | Yes     |
| Floors :                       | 2       |
| Garage :                       | Yes     |
| Bedrooms :                     | 6       |
| Basement :                     | Yes     |
| Bathrooms :                    | 2       |
| Air conditioning :             | Yes     |
| Energy rating :                | B       |
| Central heating :              | Yes     |
| Potential to extend :          | Yes     |
| Year built :                   | 1971    |
| Title deed :                   | Yes     |
| Building permit :              | Yes     |
| Use permit :                   | Yes     |
| Registered as separate units : | Yes     |

|         |           |
|---------|-----------|
| Price : | 610.000 € |
|---------|-----------|

This spacious house located in Pula offers the perfect combination of comfort and practicality. With 146 m<sup>2</sup> of living space spread over two floors, it includes six bedrooms, two living rooms, and two kitchens, making it ideal for larger families or as an investment for rental. The large yard of 1214 m<sup>2</sup> provides numerous opportunities for outdoor activities. The house is well-maintained, equipped with an electric heating system and air conditioning, and also features a garage, parking, and a basement. Take the opportunity to become the owner of this unique home in the heart of Istria!

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