



## House Four-bedroom (5+kk)

285 m<sup>2</sup>, Pula, Istrian County

€ 2 500 000 | CZK 60 737 500



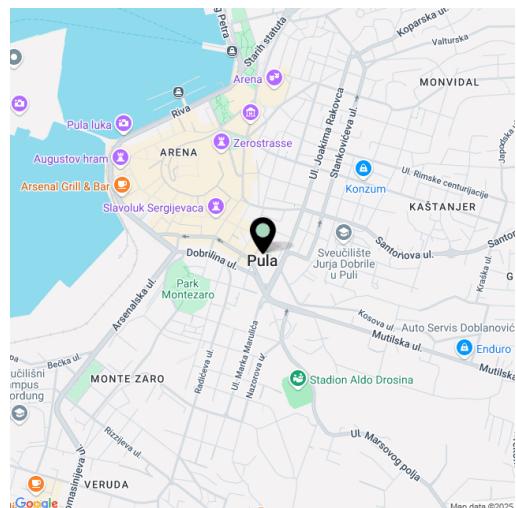


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Total area	285 m <sup>2</sup>
Plot	4 000 m <sup>2</sup>
Floor area	245 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	4 Parking Spaces
Cellar	-
PENB	A
Reference number	108828



**Set on a 4,000 m<sup>2</sup> plot of land, this modern, air-conditioned villa with an outdoor pool and views of the surrounding nature is a 2-minute drive from the beach and 25 minutes from the center of Pula and the international airport.**

The interior of the two-storey house consists of a large open space for a living room, dining room and fully equipped kitchen, 4 bedrooms, each with a **private bathroom**, a study, a common room, a guest toilet and a storage room. From the ground floor, sliding French windows lead to a spacious **terrace** with a swimming pool and a **Mediterranean garden** with children's play elements and an olive grove.

The villa is built of high-quality materials and equipped with top-notch systems. The high standard includes **aluminum windows** with triple glazing, underfloor heating connected to a **heat pump**, air conditioning in each room, an alarm, a **camera system**, a wastewater treatment system and a charging station for electric cars. The installation of photovoltaic panels is in preparation, which will ensure **energy self-sufficiency**. The garden is irrigated by an automatic **Rain Bird** system.

The location represents a quiet and **safe environment** ideal for family living or relaxation, close to all amenities and with excellent transport connections. The pleasant neighborhood is located only 25 km from the center of Pula and the airport.

Floor area 245 m<sup>2</sup>, terrace 40 m<sup>2</sup>, plot 4,000 m<sup>2</sup>.