



## House for sale with pool on attractive location, first row to the sea, Pula

**2.400.000 €**

**10.213 €/m<sup>2</sup>**

An astonishing house is for sale at one of the most attractive locations near Pula. This location bursts out in glamour and luxury and can be compared to Hollywood exclusive charm. It is affordable for someone who has deep pockets, but it is also one of those locations that will assure you value for money. Our agency is selling this house with a pool in Pješčana uvala, situated at the very heart of the promenade, in the first row by the sea.

Pješčana uvala is a modern settlement near Pula (about 2 km from the city). This is a unique settlement in this part of Istria that is constantly developing and offers a lot of things to do, both for the residents and tourists. Pješčana uvala has numerous beautiful bays and beaches, parks for children and recreates, promenade along the sea, rich gastronomic offer in its numerous restaurants, bars, wellness, etc. One of the best-equipped marinas in Croatia can be found in Pječana uvala.

Modern one-story house at the seaside has a total surface of 235 sqm, while its surroundings has a total of 1419 sqm. The house consists of two housing units – one big and one small apartment, and a basement. The bigger apartment has a spacious living room, kitchen, dining room, two bedrooms and it has direct access to a large terrace and garden pool. The smaller apartment consists of a bathroom, a small kitchen, and one-bedroom and it has direct access to the south terrace. Due to its ideal location, the house offers an impressive sea view from the living room and master bedroom.

The house was carefully designed and it is well-equipped with luxurious furniture. While decorating, special attention was paid to finding a way to provide comfort and privacy to its residents and creating an intimate atmosphere. The house has central gas heating system and air condition installed.

The house is surrounded by a beautifully arranged Mediterranean garden which leads directly to the sea. In front of the house, there is a covered terrace with a barbecue and a big pool with sundeck where you can completely relax and enjoy the beautiful Seaview and beach, just a few steps away from the house.

As a special feature of this house, we would like to highlight that this property has a building permit and paid public utility connections for building another floor of the same surface as the ground floor. There is also a possibility of buying a newly built Caffe bar, which is situated at the promenade, right between the property and the beach. The house is accessible by public roads and has private parking spaces for five or

## Summary

Location	Pula	Property ID	1899
Price	2.400.000 €	Type	house
Area	235 m²	Land area	1.419 m²
Bedrooms	3	Bathrooms	3
Parking spaces	5	Parking spaces (garage)	-
Floor	ground floor	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	10.213 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, family house, ground-floor house

## Distances

Sea	5 m
Park	200 m
Pula airport	5 km
School	2 km
Store	300 m
Transportation	200 m

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