



Code :	00411
Location :	Pula
Building area :	139.8 m2
Land area :	467 m2
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Number of toilets :	1
Number of parking spaces :	2
Pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Year of construction :	2025
Condition :	Under construction
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **675.000 €**

For sale is a modern villa with a pool located near Pula, just 12 km from the city and only 2 km from the sea. The villa has a total net area of 139.80 m² and spans two floors.

On the ground floor, there is a hallway, a toilet, a storage room, and a living room with a kitchen and dining area. The open space is flooded with natural light thanks to a large glass wall that leads to the sun terrace and pool. The living room has direct access to the outdoor area, allowing for a pleasant stay throughout the day.

Upstairs, there is a hallway and two bedrooms, each with its own bathroom and access to a terrace. The terrace offers a view of the sea.

The outdoor area includes an infinity pool and parking spaces. There is an option to install underfloor heating according to the buyer's preference. At this stage of construction, the buyer will be able to participate in the selection of materials and customize the finishing details to their own needs.

For more information and to arrange a viewing, please feel free to contact us.