



Code :	00091
Location :	Pula
Building area :	200 m ²
Land area :	597 m ²
Distance from the center :	5000 m
Distance from the sea :	450 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2026
Ownership certificate :	Yes
Building permit :	Yes

Price **790.000 €**

For sale are three identical villas that will be situated on plots of land measuring 597 m², 618 m², and 541 m². Construction of the villas is set to begin in the spring of 2025, and future owners will have the opportunity to participate in the selection of materials, further personalizing their new home.

Each villa will have a total area of 200 m² (180 m² net) and will be designed for comfortable and practical living. The ground floor will feature a living room with a dining area and an open-concept kitchen, a bedroom, a bathroom, and a storage room. Upstairs, there will be three bedrooms, one of which will have an en-suite bathroom, while the other two will share an additional bathroom. All rooms will have access to a terrace with a beautiful view of the sea and the Brijuni archipelago.

The outdoor area of each villa will ensure privacy and will include an 8x4 meter swimming pool with heated and saline water. Parking for vehicles will be provided on the premises. For heating and cooling, the installation of top-quality heat pump equipment is planned, which will ensure energy efficiency and a pleasant temperature throughout the year.



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The villas will be located in an attractive area, just 450 meters from the sea, with proximity to larger cities such as Pula (10 km), Vodnjan (5 km), and Rovinj (30 km). The Brijuni National Park, known for its natural beauty, will be in the immediate vicinity, offering a unique opportunity to enjoy the natural wonders of Istria.

For more information about this project, please feel free to contact us and secure your dream home.

The price refers to an individual villa, including VAT.