PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01543
Location :	Pula
Building size :	177 m2
Lot size :	467 m2
Distance from center :	0 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price :	670.000 €

HOUSE WITH SWIMMING POOL AND OPEN SEA VIEW - PULA SURROUNDINGS

The offer is a newly built house with a total net area of

177 m², located on a plot of 467 m², in a quiet village with all the facilities necessary for a pleasant life or vacation, just 2 km from the first beaches.

It is a property that already provides an open view of the sea from the ground floor.
The ground floor is organized as an open space with a kitchen, dining room and living room with direct access to the covered terrace. The terrace is connected to an outdoor area that includes a hydromassage pool and a planned installation for a summer kitchen, which naturally expands the living room to the exterior.
On the ground floor there is also a guest toilet, a technical room/storage room and an additional storage room with separate external access.

On the first floor there are two bedrooms, each with its own bathroom. There are two terraces on the first floor, one of which has an open, unobstructed view of the sea.

The yard is decorated and functional, with an emphasis on easy maintenance and outdoor living:
- swimming pool with sundeck and hydromassage elements

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- stone paved surfaces
- landscaped green area with olive trees
- three parking spaces

The house is completed on a turnkey basis:
- air conditioning in all rooms
- underfloor heating in bathrooms
- fully installed installations and finishes
- glass railings
- preparation for an outdoor kitchen
- technical room with central hot water system

The property is being sold unfurnished, with the possibility of furnishing as agreed and creating an interior solution.

Sea view from the ground floor, very high-quality construction without additional investments, carefully selected materials, functional layout, excellent location and proximity to the sea give this property value and an excellent investment.