



DAMAC d.o.o.

ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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info: +44 7375 637471 | +385 98 420 885



Code :	21335
Location :	Pula
Building size :	350 m2
Lot size :	586 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	0
Number of rooms :	3
Number of bathrooms :	3
Year of construction :	n/a
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes
Basement :	Yes

Price : 850.000 €

We are selling a newly built, fully equipped and modern villa just minutes from Pula. A perfect blend of luxury, comfort, and functionality!

Details:

- Plot: 586 m²
- House size: 350 m²
- Parking for 3 cars
- Private pool, hidden from view

Layout:

- Two living rooms
- Two fully equipped kitchens
- Wellness area in the basement with natural light
- 5 bathrooms + additional toilet
- 3 bedrooms
- Large terrace (approx. 50 m²) on the upper floor

Equipment:

- 22 kW three-phase electricity + electric car charger
- 6 air conditioners (cooling & heating)
- Underfloor heating
- Aluminium triple-glazed windows
- 10 cm facade insulation
- Drywall (no classic plaster)



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High-quality materials (sanitary, ceramics, doors over €1,000 each)
Glass touch switches

Security & Comfort:

Full security system (cameras, alarms, sensors)
Professional audio system inside and outside (pool area)

Other:

Bio septic tank with soakaway well
Clean ownership, building permit obtained
Price: €850,000
Usage permit in progress

Perfect for family living, vacation, or...