



<b>Code :</b>	21354
<b>Location :</b>	Pula
<b>Building size :</b>	180.57 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes

**Price :** 401.700 €

**DETACHED HOUSE WITH AUXILIARY BUILDING AND SPACIOUS GARDEN IN WESTERN ISTRIA**

Located in the western part of Istria, this detached house with an auxiliary building sits on a spacious plot of 1833 m<sup>2</sup>. The plot is fenced with a newly constructed stone wall with a total length of 115 m, a height of 120 cm, and a width of 60 cm.

**Main house layout:**

Ground floor: Living room, kitchen, bathroom, and space for underfloor heating with a heat pump, water softener, filters, an electrical panel with circuit breakers, and other technical equipment (can also be used as a storage room).

The ground floor and attic are connected by stairs. The attic has two spacious bedrooms and a bathroom. One of the bedrooms offers a sea view.

**Auxiliary building measuring 3.5 x 7 m includes:**

The front entrance is closed with aluminum joinery, and inside, there is a bathroom, bedroom, kitchen, and attic.

To improve water pressure, an extra (HIDROPAK) pump is installed in a specially built room with protection.

Both buildings are connected to a septic tank.

Olive trees and other fruit trees are planted on the property, which yield



DAMAC d.o.o.

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