ID: 2282

# DETACHED HOUSE WITH THREE RESIDENTIAL UNITS IN A QUIET LOCATION

Pula

**600,000 €**
2,000 €/m$^2$








Pula is the largest city on the Istrian coast of Croatia, located in the southwestern part of the Istrian peninsula. It is known for its rich history, and one of its most famous symbols is the Roman amphitheater, the Arena, which is one of the best preserved in the world. Pula is also host to many cultural events and festivals, and its old town center consists of narrow streets, historical monuments and architecture that reflects different historical periods - from the Roman to the Venetian era. The city is also known for its beautiful beaches and nearby natural beauties.

ID: 2282

In a quiet village within the city of Pula is located this spacious detached house of 300 $m^2$ with a total of three residential units. Each unit has a separate entrance and a functional layout of the rooms, ideal for a large family or a rental investment. The house consists of a ground floor and first floor on a plot of land with a total area of 710 $m^2$.

On the ground floor of 150 $m^2$ there is the first residential unit, which consists of a spacious living room, a kitchen with a large dining room, four comfortable bedrooms, two bathrooms and a storage room. The house is equipped with a wood-burning stove and one air conditioning unit. The electricity and water meters are separate, wooden and PVC joinery has been installed, while the floors are covered with laminate and tiles.

The first floor of 70 $m^2$ consists of a living room and a kitchen with access to a terrace equipped with a barbecue and a folding table and benches, followed by a hallway, two bedrooms and a bathroom, which make up the second residential unit. There is also a separate apartment on the first floor that can be converted into a residential unit that is currently in an advanced roh-bau phase and has an area of approximately 40 $m^2$.

Within the garden of the aforementioned property there is a third residential unit of approximately 40 $m^2$, which consists of a living room, bathroom, kitchen and storage room leading to the yard and is separate from the house.

This house, due to its peaceful location and position, offers a perfect opportunity for family life and also offers the possibility of engaging in a catering business through rental and a quick return on investment and gives the future buyer the opportunity to decorate the property according to their own wishes.

FOR ALL OTHER INFORMATION CALL:

+385 99 2982 283
info@family-nekretnine.hr
Ana Tomičić
Administrator

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Pula | PROPERTY ID | 2282 |
| PRICE | 600,000 € | TYPE | House |
| AREA | 300 m² | GARDEN AREA | 510 m² |
| YEAR BUILT | 2006. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 10 | BEDROOMS | 8 |
| BATHROOMS | 4 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 4 |
| POOL | - | VIEW AT | Settlement |

family
real estate

ID: 2282

| | | | |
|---|---|---|---|
| ACCESS ROAD | Yes | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Wood stove | JOINERY | Wooden, Very good, PVC |
| WALLS MATERIAL | Brick | WALLS CONDITION | Very good |
| TILES | Very good | PARQUET | Excellent, Laminate |
| FACADE | There is none | ROOF | Channels |
| INTERNAL STAIRS | Very good | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |

## Extra features

- Access road
- Terrace
- Balcony
- Pantry
- Garden
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

View original listing