



# RENOVATED HIGH-QUALITY FLOOR HOUSE IN A GREAT LOCATION

 Centar, Pula

 **343,000 €**  
2,104 €/m<sup>2</sup>



In the very south of the Istrian peninsula is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this beautiful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

In the very center of Pula, in an extremely quiet location, there is this newly renovated single-storey house with a total area of 163 m<sup>2</sup>. The house has an excellent layout and consists of an entrance hall, a spacious living room with access to a spacious terrace of about 50 m<sup>2</sup>, a dining room, two modern kitchens equipped with high-quality household appliances, two



bright bedrooms, two bathrooms with a natural opening. The house has been completely renovated, new electricity and water installations have been made and it has a sewage connection. This beautiful single-storey house is equipped with PVC windows with double glazing and seven gas chambers, walnut-colored shutters, and the floors in the rooms are covered with parquet, while the rest of the rooms are covered with quality ceramics. The heating and cooling system of the property is regulated by several air conditioning units, and for additional energy efficiency, a thermal facade was also installed. This noteworthy property is located in an ideal location in terms of proximity to all the necessary facilities for everyday life such as shops, pharmacies, schools, kindergartens, hospitals, restaurants, shopping centers, and yet only 200 meters from the center of the city of Pula. Another advantage of this property is that there is the possibility of raising two more floors, which would give an additional area of + 200 m<sup>2</sup>, which would, in addition to increasing the square footage, lead to the possibility of owning several apartments of an enviable size or a spacious family house.

The aforementioned newly renovated single-storey house represents a very attractive property with high potential due to its location, area, number of rooms, equipment, terrace in the city center, parking spaces, possibility of raising the floor and offers the possibility of engaging in catering and rental activities, which would significantly accelerate the return on investment, or for a quality family life close to everything necessary for everyday life.

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Licensed agent

## Summary

LOCATION	Centar, Pula	PROPERTY ID	2293
PRICE	343,000 €	TYPE	House
AREA	163 m <sup>2</sup>	GARDEN AREA	50 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	Stone, Brick	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent



FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Access road
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage

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