



## EXCLUSIVE HOUSE WITH HIGH BUSINESS AND RESIDENTIAL POTENTIAL

 Pula

 **385,000 €**  
1,833 €/m<sup>2</sup>



Pula is the largest city in the Istrian region, located in the southwestern part of the peninsula. Pula is rich in history, cultural monuments and Mediterranean charm, which attracts many investors. The recognition of Pula is the best-preserved monument of ancient architecture in Croatia, which attracts many visitors from all over the world.

Right in Pula is located the aforementioned high-potential detached house with a living area of 210 m<sup>2</sup>. The house is spread over two floors and consists of a living room with a kitchen, two spacious bedrooms, a bathroom, three balconies and one utility room in the garden that can be used as a garage. Electricity, water and sewage connections are installed, the floors are



covered with parquet and ceramics, and the house also has a chimney, which provides the possibility of installing a wood or pellet stove. The property also offers large daylight openings, numerous partition walls, and the possibility of building another floor, which gives the future buyer the opportunity to decorate it according to their own taste.

The aforementioned property represents a very interesting opportunity given its surface area, quiet location, and the possibility of decorating it according to their own preferences, and therefore offers the future owner the opportunity to decorate it either for family life or for tourist rental, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Dean Žunić

Licensed agent

## Summary

LOCATION	Pula	PROPERTY ID	2694
PRICE	385,000 €	TYPE	House
AREA	210 m <sup>2</sup>	GARDEN AREA	326 m <sup>2</sup>
YEAR BUILT	1958.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	City
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Wood stove	JOINERY	-
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	Good	ROOF	Channels, Salonit, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Balcony
- Pantry
- Yard
- Garage
- Access road

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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