



ATTRACTIVE HOUSE UNDER CONSTRUCTION IN TOP LOCATION

 Pula

 **415,500 €**
2,473 €/m²



Pula is the largest city in the Istrian County, 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.

The house under construction is located in a quiet part of Pula and is currently in the unfinished phase. The house is spread over two floors and has a living area of 168 m² with a garden of 233 m². The ground floor of the property consists of an entrance area, a spacious living room with access to a covered terrace, a kitchen connected to the dining room and one



bathroom. Internal concrete stairs lead to the first floor of the property, which consists of three comfortable and bright bedrooms, each of which has its own bathroom and a loggia. The first floor also offers a view of the sea. The installation of PVC joinery with triple glazing is planned with the possibility of negotiation, underfloor heating and installations for solar panels have been prepared. The garden also includes a heated swimming pool with a jacuzzi measuring 32 m².

The property in question represents a very interesting opportunity given its living space, sea view, quiet location and proximity to the center of Pula and all related facilities, thus offering the future owner the opportunity to enjoy it or to use the property for catering activities with a guaranteed return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Dean Žunić

Licensed agent

Summary

LOCATION	Pula	PROPERTY ID	2770
PRICE	415,500 €	TYPE	House
AREA	168 m ²	GARDEN AREA	233 m ²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



Extra features

- Sea View
- Access road
- Swimming pool
- Loggia

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