



SALE OF AUSTRIAN-HUNGARIAN HOUSE IN A ROW WITH MULTIPLE APARTMENTS

 Vidikovac, Pula

 **379,900 €**
1,583 €/m²



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.

The aforementioned high-potential terraced house with a living area of 240 m² is located right on Vidikovac. The house is spread over three floors and consists of a basement, ground floor and first floor. The basement of the aforementioned property is currently used as a storage room and a work space, while the ground floor consists of a living room, a kitchen with access



to a veranda, a spacious bedroom with a custom-made wardrobe, a bathroom, and a tavern with a bathroom in the garden, which can also be converted into a residential unit. The first floor consists of a separate residential unit consisting of one bright bedroom, an open space living room connected to the kitchen and a bathroom, and the aforementioned residential unit needs renovation, which offers the future owner the opportunity to decorate it to their own taste. Electricity, water and sewage connections have been installed, PVC joinery has been installed in the bedrooms, while the living area has ALU joinery, the floors are covered with parquet and ceramics, and there is also a chimney in the house, which provides the possibility of installing a wood or pellet stove, while the property itself is equipped with two air conditioning units. The property also offers numerous partition walls as well as high ceilings, which gives the future buyer the opportunity to decorate it to their own taste and it is being sold fully furnished.

The aforementioned high-potential property offers a very interesting opportunity given its ideal location, living area, proximity to the city center of Pula and the sea, and thus offers the future owner the opportunity to decorate it for family life or for a tourist rental facility with a guaranteed return on investment.

FOR ALL OTHER INFORMATION, CALL:

+385 98 174 8680

dean.zunic@family-nekretnine.hr

Dean Zunic

Licensed agent

Summary

LOCATION	Vidikovac, Pula	PROPERTY ID	2781
PRICE	379,900 €	TYPE	House
AREA	240 m ²	GARDEN AREA	200 m ²
YEAR BUILT	1915.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	Greenery and the city
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	300 cm	ELEVATOR	-
HEATING	Central, Air conditioning	JOINERY	Aluminum, Excellent, PVC
WALLS MATERIAL	Stone, Brick	WALLS CONDITION	-
TILES	-	PARQUET	Very good
FACADE	Very good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes



USAGE PERMIT	Yes	ENERGY CERTIFICATE	-
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Extra features

- Terrace
- Pantry
- Yard
- Access road
- Tavern

Infrastructure

- Electricity
- Water
- Sewerage

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