



EXCLUSIVELY SPACIOUS HOUSE WITH A SEA VIEW IN A TOP LOCATION

 Vidikovac, Pula

 **624,000 €**
1,950 €/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.

Right on Vidikovac, there is a spacious, family two-story house with high potential for living space of 320 m² with a spacious garden of about 500 m². The house is spread over three floors and includes three apartments, each of which has a sea view. The first floor is an apartment with two bedrooms, a separate kitchen, dining room, living room with access to a



terrace, and both bedrooms also have access to a terrace. The second floor of the house includes an apartment with two bedrooms, a bathroom, a kitchen, a dining room and a living room, and the last floor is an apartment with three bedrooms and a small study or, if desired by the future buyer, can be converted into a walk-in closet, a playroom or similar, with a living room, kitchen, dining room, bathroom and two spacious terraces from which an exceptionally beautiful view of the sea extends. The house is equipped with PVC double-layer joinery with ALU brown shutters, while the heating system is regulated by central heating implemented throughout the property on city gas and the house also has a wood-burning stove. This high-potential property has two entrances and there are parking spaces on both sides, and there is also a garage next to the house, and all together, it is in a sought-after and top location near all the amenities necessary for everyday life, such as shops, schools, kindergartens, pharmacies, the beach, etc.

The mentioned real estate represents a very interesting investment considering the excellent location, the exceptional beautiful view of the sea, the living area, spacious apartments near the center of Pula as well as all the accompanying facilities, the sea and the same offers numerous partition walls, which gives the future owner the possibility of remodeling according to his own taste and enjoying the same or engaging in tourist rental, which would definitely speed up the return of the invested funds.

FOR ALL OTHER INFORMATION, CALL AT:

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Dean Zunic

Licensed agent

Summary

LOCATION	Vidikovac, Pula	PROPERTY ID	2818
PRICE	624,000 €	TYPE	House
AREA	320 m ²	GARDEN AREA	500 m ²
YEAR BUILT	1977.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	11	BEDROOMS	8
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	9
POOL	-	VIEW AT	Sea and city
ACCESS ROAD	-	JOINED ROOMS	Garage
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent



FACADE	Good	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Sea View
- Terrace
- Access road
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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