



## EXCLUSIVE ATTRACTIVE LAND WITH HOUSE FOR RENOVATION IN PULA

 Pula

 **571,500 €**  
419 €/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.

It is in Pula that there is an attractive spacious building plot of regular shape with an area of 1363m<sup>2</sup> with a detached house for adaptation of a living area of 210 m<sup>2</sup>. The land has a gentle slope as well as a neat access road and all necessary connections are on the plot itself. 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 serve 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              | 3068                 |
| PRICE             | 571,500 €    | TYPE                     | Land                 |
| LAND TYPE         | FOR BUILDING | AREA                     | 1,363 M <sup>2</sup> |
| ORIENTATION       | NORTH        | VIEW AT                  | -                    |
| NUMBER OF FLOORS  | -            | ACCESS ROAD              | -                    |
| DISTANCE FROM SEA | -            | DISTANCE FROM CENTER     | -                    |
| OWNERSHIP TYPE    | ORDERLY      | CERTIFICATE OF OWNERSHIP | YES                  |
| LOCATION PERMIT   | -            | BUILDING PERMIT          | YES                  |



## Extra features

- Access road

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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