ID: 3307

CHARMING OLD HOUSE IN PULA WAITING FOR RENOVATION

Centar, Pula

250,000 €
3,571 €/m^2







Pula is a historic city in southern Istria, known for its rich Roman heritage and vibrant Mediterranean atmosphere. In the very center is the impressive Roman amphitheater, the Pula Arena, one of the best preserved in the world. The city center is filled with narrow streets, squares, cafes and cultural attractions that attract visitors all year round.

In the very heart of the city lies this special property of 70 m2 that captivates at first glance with its character and potential. Although it requires refreshment and renovation, it already exudes authentic charm — especially thanks to the lush grapevines that create natural shade and a pleasant, almost Mediterranean atmosphere. The ground floor of the house forms a

functional space with a kitchen, bathroom and living room that opens onto the courtyard — an ideal corner for relaxation, socializing or morning coffee in the shade of the vines. External stairs lead to the first floor, where there are two rooms, one of which is a bedroom, providing peace and privacy above the city bustle. A special advantage of this property is the spacious garage attached to the house — a real rarity in the city center, which further increases its value and practicality. The property has proper documentation, including a building permit for an additional two floors, which opens up numerous possibilities — either for expanding the family home or as an exceptional investment. The heating in the aforementioned property is regulated by a wood-burning stove and an air conditioning unit, while the floors are tiled and the living spaces are equipped with wooden joinery.

This is an opportunity for anyone looking for something more than just a regular property — a home with a soul, in which you can create your own story.

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Summary

LOCATION	Centar, Pula	PROPERTY ID	3307
PRICE	250,000 €	TYPE	House
AREA	70 m²	GARDEN AREA	-
YEAR BUILT	1900.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	1
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Wooden, Good
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-

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OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Garage

Infrastructure

- Electricity
- Water

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