ID: 3460

FOR SALE CHARMING LIGHTED GROUND FLOOR HOUSE ŠTINJAN PULA

Štinjan, Pula

365,000 €
2,062 €/m²







Pula, the largest city in Istria County, is renowned for its rich history, beautiful beaches, and excellent transport connections. The city offers the perfect combination of urban living and Mediterranean charm, with all the amenities needed for a comfortable everyday life, including schools, kindergartens, shops, healthcare facilities, and numerous recreational opportunities.

Located in a peaceful area of Pula, this spacious and bright single-storey house with a living area of 177 m² offers comfortable family living with a functional layout. The house comprises an entrance hall, a separate kitchen, a living room with a dining area, two bathrooms, and two bedrooms, one of which is currently used as a living room but can easily be converted back

into a second bedroom to suit the future owner's needs. A special feature of the property is the covered veranda enclosed with aluminium joinery, making it ideal for year-round use. The rest of the house is fitted with quality wooden joinery, while the floors are finished with laminate, ceramic tiles, and parquet. Heating is provided by a central gas heating system, while an air conditioning unit ensures additional comfort during the warmer months. The property also includes a basement, offering extra storage space or additional possibilities for use. The spacious garden features two garages with a total area of 72 m², numerous parking spaces, an outdoor sink, and a small olive grove, further enhancing the Mediterranean atmosphere and providing the opportunity to enjoy your own private green oasis.

This property is an excellent choice for family living thanks to its peaceful location, functional layout, and generous outdoor space. Additional features such as two garages, a basement, a covered veranda, and an olive grove make it ideal for buyers looking for a comfortable home with plenty of space, privacy, and long-term potential.

FOR ALL ADDITIONAL INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Štinjan, Pula	PROPERTY ID	3460
PRICE	365,000 €	TYPE	House
AREA	177 m²	GARDEN AREA	740 m²
YEAR BUILT	-	YEAR RENOVATED	2005.
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Air conditioning	JOINERY	Wooden, Very good, Aluminum
WALLS MATERIAL	Stone, Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Very good	ROOF	Channels
INTERNAL STAIRS	No stairs	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Tavern
- Yard

Infrastructure

- Electricity
- Water
- Gas

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