ID: 3600

INVESTMENT OPPORTUNITY – HOUSE FOR SALE WITH RESIDENTIAL AND COMMERCIAL SPACE

Pula

515,000 €
1,561 €/m²







Pula is the largest city in Istria County, renowned for its rich historical and cultural heritage, Mediterranean lifestyle, and numerous amenities that ensure a comfortable quality of life throughout the year. The city boasts excellent transport connections, well-developed infrastructure, and proximity to beautiful beaches and natural attractions. Thanks to its combination of urban living and a peaceful Mediterranean environment, Pula is an attractive location for family life, business activities, and real estate investment.

In a quiet and pleasant location in Pula, a spacious southwest-facing detached house with a total area of 330 m² is offered for sale, distributed across four levels – basement, ground floor,

first floor, and second floor. The basement, measuring approximately 30 m², is well-maintained and finished with ceramic tiles. It is currently used as a boiler room and storage area. It is equipped with a wood-burning stove that allows separate heating of the ground and first floors, while an additional advantage is the three-phase electrical connection. The basement features metal-framed windows with protective bars, while an additional small storage area is located outside, beneath the staircase. The ground floor, measuring 150 m², consists of two spacious rooms currently used as a small office and workshop, offering numerous possibilities for various business activities or adaptation to individual needs. The first floor, measuring 120 m², serves as the residential part of the house and comprises two bedrooms, a bathroom, a separate toilet, a kitchen with a dining area, and a comfortable living room with access to a balcony, providing additional space for relaxation and outdoor enjoyment. The second floor, measuring approximately 30 m², offers additional space with great potential for conversion. Thanks to one roof window and one side window, it benefits from natural light and offers the possibility of creating additional bedrooms. The floors feature concrete slabs and are connected by a metal staircase with wooden treads extending to the second floor. The house features a combination of wooden and PVC windows and doors, while the flooring consists of laminate and ceramic tiles. A particular advantage of this property is its eight parking spaces, providing ample room for multiple vehicles and additional convenience for everyday use.

This property represents an excellent opportunity for buyers seeking a spacious detached house in a peaceful location, with the possibility of combining residential and commercial use. Thanks to its generous floor area, functional layout, additional rooms that can be adapted to various needs, and numerous parking spaces, the house is an ideal choice for family living, running a private business, or as a long-term investment with numerous possibilities for future renovation and use.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed Real Estate Agent
Family nekretnine d.o.o.

Summary

LOCATION	Pula	PROPERTY ID	3600
PRICE	515,000 €	TYPE	House
AREA	330 m²	GARDEN AREA	350 m²
YEAR BUILT	2002.	YEAR RENOVATED	2012.
ORIENTATION	Southwest	NUMBER OF FLOORS	-

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ROOMS	6	BEDROOMS	2
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	8
POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Wood stove	JOINERY	Wooden, Excellent, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	Excellent	ROOF	Channels, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Balcony
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Optical internet

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