ID: 2067

# HOUSE WITH BUSINESS SPACE AND POTENTIAL NEAR THE ARENA

Centar, Pula

**320,000 €**
1,333 €/m²







In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

Right in the center of Pula is this beautiful house on four floors with a business area of 200 m². The house is located in an excellent location in the very center of the city of Pula, and consists of a basement and a ground floor, which are used as business premises, and two more floors on the first and second floors, which are used for residential purposes. The house

was renovated in 2020 and has been meticulously maintained as can be seen in the pictures. The house consists of a basement, which is currently used as a dressing room, toilets and storage space for business premises on the ground floor, which is connected by internal stairs, as is every floor. The ground floor is currently used as a catering facility, while on the first floor there is a spacious bathroom, a living room, a new custom-made kitchen and a dining area, and there is also an internal staircase leading to the second floor, where there is a spacious bathroom with two bedrooms and a storage room. . The entire building is connected to city gas and central heating has been implemented, it contains three units of air conditioning, the entire carpentry has been changed together with sheds, new electricity and water installations, renovated mezzanine structures, and what is very important, the house is sold fully furnished with all furniture and household appliances that are of high quality, which enables more economical and high-quality use of them. As you can see, the house is ready for the future buyer to use it immediately for residential purposes, and also has the possibility to use it for business purposes for various activities.

Due to its surface area, commercial and residential purpose and, above all, its location, the mentioned house represents a very attractive property for a future buyer who offers various possibilities, whether for a comfortable stay in it in terms of family life due to the close proximity of all accompanying facilities; school, kindergarten, shop, park, city center, etc., or for the purchase of the same for engaging in various activities and quick return of invested funds, and there is also the possibility of mutual use both for living and for business purposes, as is currently the case. Certainly a highly profitable investment for the future owner!

FOR ALL OTHER INFORMATION, CALL AT:
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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Centar, Pula | PROPERTY ID | 2067 |
| PRICE | 320,000 € | TYPE | House |
| AREA | 240 m² | GARDEN AREA | - |
| YEAR BUILT | 1980. | YEAR RENOVATED | 2020. |
| ORIENTATION | Southwest | NUMBER OF FLOORS | - |
| ROOMS | 5 | BEDROOMS | 2 |
| BATHROOMS | 3 | TOILETS | 2 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | - | PARKING SPACES | - |
| POOL | - | VIEW AT | City |
| ACCESS ROAD | Yes | JOINED ROOMS | - |

| | | | |
|---|---|---|---|
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Central, Zonal, Air conditioning, Wood stove, Fuel oil, Gas stove, Pellet stove | JOINERY | Excellent, PVC |
| WALLS MATERIAL | Stone, Brick, Concrete | WALLS CONDITION | Excellent |
| TILES | Excellent | PARQUET | Excellent |
| FACADE | Good, SEP | ROOF | Channels, Concrete |
| INTERNAL STAIRS | Very good | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

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## Extra features

- Access road
- Pantry

## Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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