ID: 2282

DETACHED HOUSE WITH THREE RESIDENTIAL UNITS IN A QUIET LOCATION

Pula

600,000 €
2,000 €/m^2







Pula is the largest city on the Istrian coast of Croatia, located in the southwestern part of the Istrian peninsula. It is known for its rich history, and one of its most famous symbols is the Roman amphitheater, the Arena, which is one of the best preserved in the world. Pula is also host to many cultural events and festivals, and its old town center consists of narrow streets, historical monuments and architecture that reflects different historical periods - from the Roman to the Venetian era. The city is also known for its beautiful beaches and nearby natural beauties.

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In a quiet village within the city of Pula is located this spacious detached house of 300 m^2 with a total of three residential units. Each unit has a separate entrance and a functional layout of the rooms, ideal for a large family or a rental investment. The house consists of a ground floor and first floor on a plot of land with a total area of 710 m^2.

On the ground floor of 150 m^2 there is the first residential unit, which consists of a spacious living room, a kitchen with a large dining room, four comfortable bedrooms, two bathrooms and a storage room. The house is equipped with a wood-burning stove and one air conditioning unit. The electricity and water meters are separate, wooden and PVC joinery has been installed, while the floors are covered with laminate and tiles.

The first floor of 70 m^2 consists of a living room and a kitchen with access to a terrace equipped with a barbecue and a folding table and benches, followed by a hallway, two bedrooms and a bathroom, which make up the second residential unit. There is also a separate apartment on the first floor that can be converted into a residential unit that is currently in an advanced roh-bau phase and has an area of approximately 40 m^2.

Within the garden of the aforementioned property there is a third residential unit of approximately 40 m^2, which consists of a living room, bathroom, kitchen and storage room leading to the yard and is separate from the house.

This house, due to its peaceful location and position, offers a perfect opportunity for family life and also offers the possibility of engaging in a catering business through rental and a quick return on investment and gives the future buyer the opportunity to decorate the property according to their own wishes.

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Administrator

Summary

LOCATION	Pula	PROPERTY ID	2282
PRICE	600,000 €	TYPE	House
AREA	300 m²	GARDEN AREA	510 m²
YEAR BUILT	2006.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	10	BEDROOMS	8
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Settlement

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real estate

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ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Wooden, Very good, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	Very good
TILES	Very good	PARQUET	Excellent, Laminate
FACADE	There is none	ROOF	Channels
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Terrace
- Balcony
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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