ID: 2464

BUSINESS - RESIDENTIAL BUILDING IN THE CENTER OF Pula WITH SEA VIEW

Centar, Pula

571,000 €
2,855 €/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 the very center of the city is located this commercial and residential building with a total area of 200 m^2, spread over four floors. The ground floor of the mentioned property is a commercial space suitable for various activities. Thanks to its exceptional location in the heart of the city, the space offers excellent visibility and frequency, which makes it extremely attractive for business.

On the first floor there is a one-bedroom apartment consisting of one bedroom, living room and bathroom. The heating system in the entire building is regulated by air conditioning. The entire building is equipped with PVC and wooden joinery that is in good condition, while the floors are covered with parquet and tiles. The last renovations were carried out in 2020. The property is being sold fully furnished.

In addition to the apartment on the first floor, the building also has a one-bedroom apartment on the second floor, whose layout includes a bedroom, living room, kitchen and bathroom, and a one-bedroom duplex apartment on the 3rd and 4th floors, which form one apartment. The layout of the duplex apartment includes one bedroom, living room, bathroom and a balcony with a sea view.

The aforementioned property represents an excellent opportunity for investment or comfortable living in a peaceful environment. The building is well maintained, and the apartments are fully furnished and ready to move in. Given the proximity to the sea and the city center, it is ideal for those looking for quality living space or tourist rental that would ensure a quick return on investment.

FOR ALL OTHER INFORMATION CALL:

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Ana Tomičić
Administrator

Summary

LOCATION	Centar, Pula	PROPERTY ID	2464
PRICE	571,000 €	TYPE	House
AREA	200 m²	GARDEN AREA	-
YEAR BUILT	1900.	YEAR RENOVATED	2020.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	2,500 cm	ELEVATOR	-

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HEATING	Air conditioning	JOINERY	Wooden, Excellent, PVC
WALLS MATERIAL	Concrete	WALLS CONDITION	Good
TILES	Very good	PARQUET	Very good
FACADE	Good	ROOF	-
INTERNAL STAIRS	Good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Balcony
- Sea View

Infrastructure

- Electricity
- Water
- Gas
- Sewerage

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