ID: 2921

EXCLUSIVE FAMILY RESIDENTIAL BUSINESS BUILDING WITH HIGH POTENTIAL

Veli Vrh, Pula

349,000 €
698 €/m^2







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

This spacious family business-residential building with a total area of 500 m2 is located in Pula, in the Veli Vrh settlement, and is spread over three floors, while the area of the plot itself is 854 m2. The first floor is located in the basement and can be used by the future owner for various purposes (storage, tavern with a space for socializing, business space, garage, etc.)

and this spacious room has a garage door and is illuminated due to the large number of daylight openings, and its area is 136 m2. The ground floor is even more spacious with an area of 242 m2 with plenty of daylight and a handful of business opportunities depending on the desired purpose of the building. The ground floor also includes a kitchen with a bathroom and from there there is communication with the next floor via just a few steps. The first floor is existing but needs to be completed, i.e. built-in, with an area of 242 m2. The location is ideal in terms of proximity to everything such as schools, kindergartens, restaurants, beaches, shops, but also the city center of Pula, and yet it is in an extremely peaceful and quiet location. The property has three-gas electricity, a separate water connection, and is currently equipped with three indoor and outdoor air conditioning units, while it is connected to a septic tank. Considering the surface area of the plot and the surface area of the building, this property represents an extremely high business potential, the possibility of renovation and construction of multi-apartment buildings or the adaptation of business and residential space and certainly has enough area to meet the expected investment. Possibility of building 10 meters to the cornice.

This property is a very attractive property in an irreplaceable location and due to its unique size of living space, it offers the future buyer a great opportunity to enjoy it in terms of family life due to the proximity of the city center of Pula and all the accompanying amenities for life as well as beautiful beaches. According to the buyer's wishes, it offers the possibility of engaging in catering activities, renting it out or any other activity considering the location, and a faster return on invested funds.

FOR ALL OTHER INFORMATION CALL:
+385981748680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	2921
PRICE	349,000 €	TYPE	House
AREA	500 m²	GARDEN AREA	854 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	15	BEDROOMS	10
BATHROOMS	-	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	6
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-

ID: 2921

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

ID: 2921

Extra features

- Garage
- Access road
- Pantry
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

View original listing