ID: 3186

HOLIDAY HOUSE WITH SWIMMING POOL NEAR THE CENTER OF PULA

Pula

675,500 €
4,474 €/m^2







Pula is the largest city in Istria, located in the south of the peninsula along the Adriatic Sea. It is known for its rich history dating back to ancient times, especially for its Roman monuments such as the Arena - one of the best preserved Roman amphitheatres in the world. The center of Pula exudes a blend of Roman heritage, Venetian architecture and Mediterranean atmosphere, with narrow stone streets, squares, cafes and sea views.

We offer a modern holiday home with a swimming pool, currently under construction, designed according to modern construction standards with an emphasis on quality of execution, functionality and long-term value of the property. The house with a total living area

of approximately 151 m² is spread over three floors. On the ground floor there is a living room with a kitchen and dining room, a bedroom and a bathroom, while the special value of this property is given by a private swimming pool of 20 m², ideal for enjoying during the warmer months. On the upper floors there are additional bedrooms and bathrooms as well as loggias that provide additional comfort and space for relaxation. Heating is provided via underfloor heating in the living room and bathrooms, while quality ceramics will be installed throughout the building. Anthracite-colored PVC joinery will be installed on the openings, and electric roller shutters on the sliding walls, which further contributes to the functionality and modern appearance of the space. The building is designed as a concrete structure, which ensures the stability and durability of the construction. Given that the property is currently under construction, the future owner is given the option of adapting the space - the building can be organized as a single vacation home or as three separate residential units, depending on the wishes and needs of the owner.

The planned completion of the works is scheduled for 09/2026.

This property represents an excellent opportunity for investment or private use thanks to its quality construction, modern concept and the possibility of adapting the space. The swimming pool, multiple floors and functional layout make it ideal for a family vacation or tourist rental.

FOR ALL OTHER INFORMATION, CALL:

+385 97 7744 467
danijela.milotic@family-nekretnine.hr
Danijela Milotić
Mediation assistant

Summary

LOCATION	Pula	PROPERTY ID	3186
PRICE	675,500 €	TYPE	House
AREA	151 m²	GARDEN AREA	-
YEAR BUILT	2026.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	There is none

ID: 3186

FACADE	Excellent	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Loggia
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage

View original listing