ID: 3493

FOR SALE FAMILY APARTMENT WITH SEPARATE UNIT AND GARDEN PULA VELI VRH

Veli Vrh, Pula

399,000 €
2,934 €/m^2







Pula is the largest city in Istria, known for its pleasant Mediterranean lifestyle, rich history and well-developed infrastructure, while Veli Vrh stands out as a desirable residential neighbourhood offering a peaceful and comfortable environment for family living. The location provides an excellent balance between the privacy of a residential setting and convenient connections to the rest of the city, making it attractive both to families looking for a year-round home and to buyers considering a long-term property investment in Pula.

The property for sale is an exceptionally bright and comfortable apartment located on the first floor of a residential building, with south, north and east orientation. The main residential

area features a spacious and functional layout comprising three bedrooms, two bathrooms and an open-plan area combining the kitchen, dining room and living room. A particular highlight is the spacious south-facing terrace/balcony, which forms a natural extension of the living area and provides an abundance of natural light throughout most of the day.

The apartment is equipped with underfloor heating, a wood-burning stove and air conditioning, providing several heating and cooling options throughout the year. Excellent thermal insulation, PVC windows and doors throughout the apartment, as well as a security entrance door further contribute to the property's energy efficiency and comfort. The property is sold partially furnished.

The apartment also includes three private parking spaces, a private garden with a barbecue area and a private storage room on the ground floor.

Additional value is provided by a separately arranged unit on the ground floor, which in practice consists of one bedroom, an open-plan kitchen and living room, a bathroom and direct access to the garden. The space is equipped with an air-conditioning unit for heating and cooling. According to the official records, this area is registered as a traditional tavern/ storage room and bathroom, and its surface area is included in the total registered area of the property.

This property represents an attractive combination of high-quality family living and investment potential.

Three bedrooms, two bathrooms, generous outdoor space, a private garden and three parking spaces provide a level of comfort particularly suited to everyday family life. At the same time, the arranged ground-floor space offers additional flexibility and may be used as accommodation for guests or family members, a workspace or for other purposes adapted to the future owner's needs, while taking into account its officially registered designation and relevant documentation.

Thanks to its functional layout, abundance of natural light, quality insulation, several heating options, private garden and parking facilities, this property successfully combines the characteristics of a comfortable home with the potential of an attractive long-term investment in Pula.

FOR ALL ADDITIONAL INFORMATION:

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Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	3493
PRICE	399,000 €	TYPE	Flat
FLAT TYPE	Multi rooms (5+)	AREA	137 m²
YEAR BUILT	2018.	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	4
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	431 m²	PARKING SPACES	3
POOL	-	VIEW AT	Residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	SEP, Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Balcony
- Pantry
- Common rooms
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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