ID: 3644

FOR SALE: THREE-BEDROOM APARTMENT WITH BUSINESS SPACE

Pula

506,500 €
2,345 €/m²







PULA – Spacious Three-Bedroom Apartment of 93 m² and Commercial Space of 123 m² – The Perfect Combination of Living and Business!

Pula, the largest city on the Istrian peninsula, is renowned for its rich history, beautiful coastline and pleasant Mediterranean lifestyle. Thanks to its well-developed infrastructure and numerous business opportunities, it represents an excellent location for family living, business activities and long-term investment.

We are pleased to offer an exceptional property combining a spacious apartment of 93 m² and a commercial space of 123 m², with a total area of 216 m².

RESIDENTIAL AREA – 93 m²

The apartment is located on the first floor and features a functional layout, providing comfort and ample space for the entire family.

It consists of:

- Entrance hallway
- Three bedrooms
- Living room with kitchen and dining area
- Bathroom
- Separate toilet
- Spacious covered terrace accessible from the living area

The flooring consists of ceramic tiles and laminate flooring in the bedrooms. The apartment features PVC windows and doors with roller shutters, electric radiator heating and an air conditioning unit in the living room for heating and cooling.

COMMERCIAL SPACE – 123 m²

Adding significant value to this property is the spacious commercial unit, consisting of one larger and one smaller room, as well as a separate toilet. Thanks to its generous size and functional layout, it offers numerous possibilities for customization and adaptation to various business activities.

WHY CHOOSE THIS PROPERTY?

This property represents an excellent opportunity for buyers looking to combine family living and their own business in one location, as well as for investors who recognize the potential to generate additional income by renting out either the residential or commercial space.

Its generous total area, functional layout, spacious terrace and versatile usage possibilities make this property a particularly attractive opportunity on the real estate market.

One property – double the value and endless possibilities!

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

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Real Estate Brokerage Assistant
Family nekretnine d.o.o.

Summary

LOCATION	Pula	PROPERTY ID	3644
PRICE	506,500 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	216 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	4
POOL	-	VIEW AT	city
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Classic, Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	No stairs	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Terrace

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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