



550 m<sup>2</sup>

Pula, Croatia

2 500 000 EUR / 61 137 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7549	Price	2 500 000 EUR / 61 137 500 CZK
Address	Pula, Croatia	Type	Houses
Category	Villa	Usable area	550 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 356 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes

## About real estate

We offer for sale an attractive apartment house with an exceptional location in the first line by the sea, located in one of the most sought-after places in Istria. This spacious property with a total living area of 550 m<sup>2</sup> was built in 2000 on a landscaped plot of 1,356 m<sup>2</sup>. Thanks to its layout, complete equipment, and beautiful views, it represents a unique opportunity for private use or investment in tourist rentals.

The house is divided into three floors—ground floor, first floor, and attic—and offers a total of eight separate apartments with a total of 11 bedrooms and 10 bathrooms. The layout consists of three two-room and five one-room apartments, most of which have direct sea views. Two of the two-room apartments are equipped with two bathrooms, while the other units have one bathroom. In addition to the apartments, the house also has another separate bedroom with its own bathroom, which can be used for staff or guests.

All apartments are fully equipped and ready for immediate use, including central heating, air conditioning, satellite LCD TV, PIN code safes, and balconies.

The exterior of the property consists of a carefully maintained garden with a sun terrace, outdoor pool, hot tub, and a comfortable relaxation area. The outdoor area also includes a covered dining area with wooden furniture and a stone barbecue, ideal for summer gatherings with family or friends. There are also seven parking spaces available directly at the house.

This exceptional property is located in a quiet and green area of Istria, just 8 km from the historic center of Pula. The location is characterized by excellent accessibility and complete civic amenities in the immediate vicinity - from shops and restaurants to traditional local markets. The first line by the sea ensures unobstructed views, direct access to the beach, and the unique atmosphere of the Adriatic coast. There are many natural and cultural attractions in the vicinity, ideal for recreational activities and excursions. This area has long been one of the most sought-after destinations on the Croatian coast, which is why this property is an exceptional investment opportunity.