

## KUĆA SA POSLOVNIM PROSTOROM I POTENCIJALOM BLIZU ARENE, Pula, House



### Seller Info

Name: Family Nekretnine  
First Name: Family  
Last Name: Nekretnine  
Company Name: Family nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://family-nekretnine.hr>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52212  
Address: Smareglina ulica 5  
Phone: 0038552521111  
About us: Family nekretnine d.o.o. is a licensed real estate brokerage company registered in the Register of Brokers, which has a very passionate, ambitious, experienced and professional and empathetic approach to each client in order to provide them with the highest quality and carefree real estate brokerage service.

### Listing details

#### Common

Title: KUĆA SA POSLOVNIM PROSTOROM I POTENCIJALOM BLIZU ARENE  
Property for: Sale  
House type: in sequence  
Property area: 240.0 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 3  
Price: 310,000.0 €  
Updated: Dec 07, 2024

#### Condition

Built: 1980  
Last renovation: 2020

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
City area: Centar

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Gas, Electricity, Sewage,  
Telephone installation



## Heating

Central heating: yes

## Description

Description: In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. Right in the center of Pula is this beautiful house on four floors with a business area of 200 m<sup>2</sup>. The house is located in an excellent location in the very center of the city of Pula, and consists of a basement and a ground floor, which are used as business premises, and two more floors on the first and second floors, which are used for residential purposes. The house was renovated in 2020 and has been meticulously maintained as can be seen in the pictures. The house consists of a basement, which is currently used as a dressing room, toilets and storage space for business premises on the ground floor, which is connected by internal stairs, as is every floor. The ground floor is currently used as a catering facility, while on the first floor there is a spacious bathroom, a living room, a new custom-made kitchen and a dining area, and there is also an internal staircase leading to the second floor, where there is a spacious bathroom with two bedrooms and a storage room. . The entire building is connected to city gas and central heating has been implemented, it contains three units of air conditioning, the entire carpentry has been changed together with sheds, new electricity and water installations, renovated mezzanine structures, and what is very important, the house is sold fully furnished with all furniture and household appliances that are of high quality, which enables more economical and high-quality use of them. As you can see, the house is ready for the future buyer to use it immediately for residential purposes, and also has the

possibility to use it for business purposes for various activities. Due to its surface area, commercial and residential purpose and, above all, its location, the mentioned house represents a very attractive property for a future buyer who offers various possibilities, whether for a comfortable stay in it in terms of family life due to the close proximity of all accompanying facilities; school, kindergarten, shop, park, city center, etc., or for the purchase of the same for engaging in various activities and quick return of invested funds, and there is also the possibility of mutual use both for living and for business purposes, as is currently the case. Certainly a highly profitable investment for the future owner! FOR ALL OTHER INFORMATION, CALL AT: +385981748680 dean.zunic@family-nekretnine.hr  
Dean Žunić Licensed agent

### Additional contact info

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Agency ref id: 2067  
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