

## CONTACT

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## BASIC DATA

object number: **3056/735**  
 object type: **House**  
 state: **Istarska**  
 address: **52100 Pula, Pjescana Uvala**  
 price: **€ 670,000.-**  
 Living area: **approx. 320.00 m<sup>2</sup>**  
 room: **9**

## DESCRIPTION

### APARTMENT HOUSE IN PULA

We are pleased to offer you a fantastic, winter-proof family house/apartment house near the historic town of Pula, in a prime location of Pjescana Uvala (meaning "sandy bay"), in the immediate vicinity of the well-known Marina VERUDA. Ideal for boat owners!

Pjescana Uvala with its famous seafront promenade is a very attractive place, favored by the sun all day long. The temperatures are very pleasant even in winter, the place is protected from the wind. That is why the VERUDA marina is considered a particularly safe marina..

Beautiful beaches for young and old, you will always discover a lot of quiet and lovely places.

Infrastructure completely given.

The house was built in the years 1970 to 1980, since then always kept in good shape and well maintained, with a generous living space of app.320 m<sup>2</sup> - divided into 3 separately accessible floors/residential units.

The total plot has an area of app. 1,000 m<sup>2</sup>, adjoins the forest on the rear side. This means that almost certainly this space will never be built in.

In the garden there the opportunity for a pool, the sea can be reached within a short 300 meters distance!

This house is heated by central heating (oil / gas) or fireplace, so not only a perfect summer holiday but also the winter holiday with pleasant temperatures is guaranteed!

In addition, there is an air conditioning for the hot time of the year on the 1st and 2nd floor.

Ample parking (for 7 cars) on a private plot is a big plus here: a single garage, a double garage and 4 outdoor parking spaces.

#### Floor plan:

Ground floor: Flat app. 70m<sup>2</sup>, 2 rooms + eat-in kitchen

1st floor: Flat app. 100m<sup>2</sup>, 1 living room with fireplace, 2 bedrooms, kitchen, bathroom, terrace south-west-side

2nd floor: Flat app. 100m<sup>2</sup>, 1 living room, 2 bedrooms, kitchen, bathroom, south-west-facing terrace, access to the roof terrace with breathtaking seaviews.

Due to the separated residential units, this property is also excellent for renting with a lucrative return of > 10%!

price: **€ 670,000.-**

Buyer's comm.: **3% plus 25% VAT**

Living area: **approx. 320.00 m<sup>2</sup>**  
 Plot area: **approx. 1,000.00 m<sup>2</sup>**

room:	9
Bathroom:	3
toilet:	3
parking space:	4
year of construction:	approx. 1975
condition:	satisfactory
garage:	3

**Air conditioning:** individual; **Garden:** Private; **Features:** Roof terrace m<sup>2</sup>, suitable for shared apartment, bath room, kitchen, fireplace, number of residential units 3, floor, sun protection, rooms modifiable; **Location:** with view of the sea/lake, Residential area, Green location, Forest location, Panoramic location, Location near the forest, sunny location; **Design:** brick solid; **Public transport:** Bus



















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Imprint

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