



Reference :	28573
Location :	Pula
Floor area :	155 m2
Plot size :	724 m2
Distance to centre :	2800 m
Distance to sea :	2500 m
Parking :	Yes
Floors :	1
Garage :	Yes
Bedrooms :	3
Bathrooms :	1
Energy rating :	Not specified
Year built :	1975
Title deed :	Yes
Use permit :	Yes

Price :	480.000 €
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For sale is a family house located in a quiet and private part of Pula, on a dead-end street – ideal for a pleasant family life, but also an excellent investment opportunity.

The house has a total area of 155 m² and is situated on a spacious plot of 724 m², which offers numerous possibilities for additional construction or landscaping. According to the current building conditions, the maximum built area is 250 m² per floor, with the possibility of building up to 3 floors (building coefficient 0.4, maximum height 10 m), making this property extremely attractive for investors.

The property was built in 1975 and includes a garage, basement, and attic. Heating is central, using gas and solid fuels. The house is immediately habitable, with the possibility of renovation and customization according to personal preferences.

The location offers a perfect balance between tranquility and accessibility – just a 5-minute drive to the center of Pula and 5 minutes to the sea.

An excellent opportunity for anyone looking for a home in a peaceful location with great potential or wishing to invest in a property with expansion possibilities.



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