



Reference :	29563
Location :	Pula
Floor area :	330 m2
Plot size :	530 m2
Parking :	Yes
Floors :	3
Bedrooms :	3
Bathrooms :	3
Energy rating :	Not specified
Year built :	2002

Price :	630.000 €
---------	-----------

In an excellent location in Pula, a multifunctional property with a total area of 330 m² is for sale, situated on a well-maintained plot of 530 m², offering numerous usage possibilities and representing an excellent investment. Thanks to its functional layout and separate entrances for each floor, the property is ideal for a combination of comfortable family living and business activities, or as a project for conversion into multiple residential units.

The ground floor features a spacious commercial space suitable for an office, salon, shop, or various craft activities, while the upper floor contains a comfortable living area with three bedrooms. An additional value is provided by the attic space, which offers the possibility of creating another floor, significantly increasing the residential or business capacity of the property. The commercial space can be converted into several residential units, making this property particularly attractive to investors.

The house is equipped with central heating powered by a wood stove, with the option for easy conversion to a pellet system. The enclosed yard provides as many as eight parking spaces, and the spacious outdoor area offers enough room for a garden, relaxation area, or the construction of an indoor or outdoor pool.

The property's proximity to a shopping center, school, kindergarten, bus station, and all essential amenities further enhances its value.

Whether you are looking for a property for living, business development, or an investment with great potential, this mixed-use residential and



Alma Dom Nekretnine

Istarska 10, 52100 Pula

Web: www.therealestatecroatia.com | www.realestatecroatia.ru

Mail: alma@alma-nekretnine.com

Tel: +385 52 213 332 | Mob: +385 98 420 885

commercial house offers numerous opportunities and long-term value.

For more information and to schedule a viewing, please contact:

Azra

+385 91 611 5706

+385 98 420 885

azra@almadominvest.com