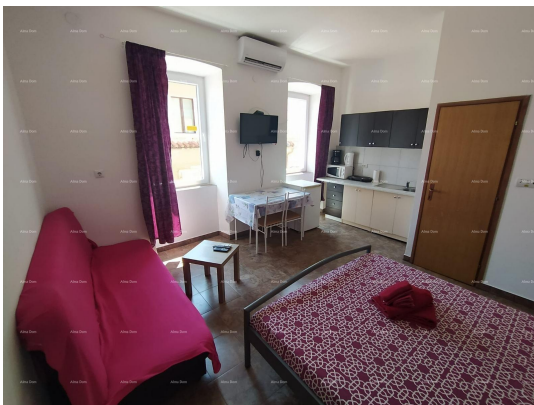




Reference :	30463
Location :	Pula
Floor area :	90.30 m2
Floor :	2
Floors :	3
Bedrooms :	4
Bathrooms :	4
Air conditioning :	Yes
Energy rating :	B
Year built :	1900
Title deed :	Yes
Building permit :	Yes
Use permit :	Yes

Price :	300.000 €
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Pula, city center – 90.30 m² | 4 fully furnished studio apartments | View of the Golden Gate | Established tourist business

In the heart of Pula, on one of the most attractive city streets, a completely renovated and furnished apartment of 90.30 m² is for sale, located on the 2nd floor of a well-maintained Austro-Hungarian building.

The apartment is functionally divided into four fully equipped studio apartments that have been successfully operating in tourist rentals for over 10 years. The property represents an excellent investment with an already established business and great guest reviews.

The apartment consists of:

- 4 fully equipped studio apartments
- Each apartment has its own kitchen
- Private bathroom with shower and toilet
- Air conditioning
- TV
- Fully furnished and ready for continued renting

A special feature of this property is the four large south-facing windows, offering a beautiful view of the Golden Gate (Arch of the Sergii), one of Pula's most famous landmarks.

Despite its location in a pedestrian zone, the apartment is excellently

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soundproofed, so noise from the street is hardly heard with the windows closed, as confirmed by numerous positive guest reviews.

Basic information:

Location: Pula – Monte Zaro / city center

Area: 90.30 m²

Floor: 2nd

Number of rooms: 4

Type: apartment in a residential building

Number of levels: single-level

Year of construction: 1900

Last complete renovation: 2016

Fully furnished

Established tourist rental for over 10 years

Advantages:

- City center
- View of the Golden Gate
- Established tourist business with years of experience
- Four fully equipped apartments
- Excellent sound insulation
- No additional investment needed – ready for continued operation or living

This property represents a rare opportunity to purchase an apartment business in one of the most sought-after locations in Pula.

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