

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10925
Location :	Medulin
Building size :	570 m2
Lot size :	1000 m2
Garden size :	0.00 m2
Distance from center :	4000 m
Distance from sea :	100 m
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	B

Price : 1.500.000 €

We present a unique property in an attractive location in Pula - just a few meters from well-maintained beaches and a short drive from the historic city center.

This property offers the perfect blend of a family home, tourist potential, and a business opportunity. The house consists of three fully equipped apartments and a restaurant with a tapas bar, all units boasting a beautiful sea view and proximity to promenades and beaches.

Apartment 1: one bedroom, bathroom, kitchen, living room, and terrace - ideal for family living or guests seeking intimacy.

Apartment 2: two bedrooms, living room, kitchen, and balcony with a sea view.

Apartment 3: two bedrooms, living room, kitchen, and balcony - excellent for tourist rental.

The restaurant with 70 seating places and a spacious terrace creates a pleasant atmosphere for dinners and gatherings, while the tapas bar with 18 seats enhances the experience by offering top-notch wine and culinary specialties.

The house has a large yard of 1000m2, which also includes parking for vehicles.

The proximity to all amenities makes this property a perfect choice for a family, as well as an exceptional investment opportunity.

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For more information, please