

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	13105
<b>Location :</b>	Pula
<b>Building size :</b>	72.50 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	n/a
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Energy efficiency :</b>	Not specified

**Price :** 235.000 €

PULA - Investment apartment in the center, divided into 3 fully equipped studio apartments

A completely renovated apartment with an area of 72.50 m<sup>2</sup> is for sale in the very center of Pula, physically divided into 3 separate studio apartments, ideal for tourist or long-term rental.

Each studio includes:

- a private kitchen and bathroom
- air conditioning
- separate utility meters for electricity and water consumption

The property has been successfully rented out since 2016 - during the summer it is rented to tourists, and in the winter to students, generating an annual income of around €20,000.

The apartment was fully renovated in 2016:

- new electrical and plumbing installations
- completely new roof
- thermal insulation throughout the apartment

The annual electricity cost for the entire apartment is approximately €700-1,000, which can be confirmed with bills.

This property offers multiple options - you can live in one apartment while renting out the others for additional income, or use the entire property as an investment.

The apartment is sold fully furnished, and the sale is conducted by the owner, without agency commission.

An excellent opportunity for investors or buyers looking for a property with established and proven income.

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For more information, please