

## ISTRIA ADRIA

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|                               |         |
|-------------------------------|---------|
| <b>Code :</b>                 | 14260   |
| <b>Location :</b>             | Medulin |
| <b>Building size :</b>        | 570 m2  |
| <b>Lot size :</b>             | 1000 m2 |
| <b>Garden size :</b>          | 0.00 m2 |
| <b>Distance from center :</b> | 4000 m  |
| <b>Distance from sea :</b>    | 100 m   |
| <b>Number of bedrooms :</b>   | 5       |
| <b>Number of rooms :</b>      | 5       |
| <b>Number of bathrooms :</b>  | 3       |
| <b>Seaview :</b>              | Yes     |
| <b>Parking :</b>              | Yes     |
| <b>Air conditioning :</b>     | Yes     |
| <b>Energy efficiency :</b>    | 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