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Code :	14723
Location :	Pula
Building size :	155 m2
Lot size :	724 m2
Garden size :	0.00 m2
Distance from center :	2800 m
Distance from sea :	2500 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Parking :	Yes
Garage :	Yes
Energy efficiency :	Not specified
Year of construction :	1975

Price : 480.000 €

For sale is a family house located in a quiet and private part of Pula, on a dead-end street – ideal for a pleasant family life, but also an excellent investment opportunity.

The house has a total area of 155 m² and is situated on a spacious plot of 724 m², which offers numerous possibilities for additional construction or landscaping. According to the current building conditions, the maximum built area is 250 m² per floor, with the possibility of building up to 3 floors (building coefficient 0.4, maximum height 10 m), making this property extremely attractive for investors.

The property was built in 1975 and includes a garage, basement, and attic. Heating is central, using gas and solid fuels. The house is immediately habitable, with the possibility of renovation and customization according to personal preferences.

The location offers a perfect balance between tranquility and accessibility – just a 5-minute drive to the center of Pula and 5 minutes to the sea.

An excellent opportunity for anyone looking for a home in a peaceful location with great potential or wishing to invest in a property with expansion possibilities.