ISTRIA ADRIA
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Code :	15466
Location :	Pula
Building size :	330 m2
Lot size :	530 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	2002

Price : 599.000 €

In an excellent location in Pula, a multifunctional property with a total area of 330 m² is for sale, situated on a well-maintained plot of 530 m², offering numerous usage possibilities and representing an excellent investment. Thanks to its functional layout and separate entrances for each floor, the property is ideal for a combination of comfortable family living and business activities, or as a project for conversion into multiple residential units.

The ground floor features a spacious commercial space suitable for an office, salon, shop, or various craft activities, while the upper floor contains a comfortable living area with three bedrooms. An additional value is provided by the attic space, which offers the possibility of creating another floor, significantly increasing the residential or business capacity of the property. The commercial space can be converted into several residential units, making this property particularly attractive to investors.

The house is equipped with central heating powered by a wood stove, with the option for easy conversion to a pellet system. The enclosed yard provides as many as eight parking spaces, and the spacious outdoor area offers enough room for a garden, relaxation area, or the construction of an indoor or outdoor pool.

The property's proximity to a shopping center, school, kindergarten, bus station, and all essential amenities further enhances its value.

Whether you are looking for a property for living, business development, or an investment with great potential, this mixed-use residential and commercial house offers numerous

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opportunities and long-term value.