



## Threeroom apartment on the waterfront overlooking the shipyard Uljanik - Pula

140.000 €

875 €/m<sup>2</sup>

For sale three bedrooms flat in Pula in area "Riva" near the harbor. The apartment is located on 3. the floor (last floor) of a historic residential building from the time of Austria, surface area is 160 sqm.

The large flat is currently divided into two separate units that are rented. This Flat seeks additional investment, but for a imaginative and creative customers it will be easy to turn it into a luxurious flat – as this location deserves. Why? Because it is a unique Austro-Hungarian building built in 1890 (renovated in 2008) with a broad staircase, the hall in front the entrance to the apartment, a storage room in the yard (5.5 sqm), high ceilings and thoughtful organization of the rooms which exudes the charm of aristocratic Pula family. All rooms in the apartment extends view of the Pula bay and sea. Above the apartment is the attic which best 26 sqm belongs to this flat, it can be connected with the flat as an extra room or could be reconstructed as a separate small studio used for rent for tourism. Currently, the preparation of documentation to create a new roof of the building. Residential net floor area is 130 sqm + 5 sqm storage and associated attic 26 sqm.

Description (Flat 79 sqm): connected kitchen- dining and living room, 2 bedrooms, bathroom, hallway, WC.

Description (Flat 50 sqm): connected kitchen- dining and living room, 1 bedrooms, bathroom, hallway, WC.

Infrastructure: water connection, electrical connection, connected to town sewerage, property on the paved road, gas connection.

Heating / cooling properties: air conditioning, electric-heating, furnace gas.

Interior equipment of the property: some furniture included in the price.

Floor coverings: ceramic tiles, parquet.

Joinery: wooden joinery.

Year built: 1900 year. Last adaptation: 2008 year.

Distances from real estate: School: 500 m, Shop: 100 m, Park/playground: 500 m, Beach: 3 km, Highways: 4 km, Airport: Pula: 10 km, Venice: 277 km.

## Summary

Location	Pula	Property ID	1849
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Price	140.000 €	Type	flat
Area	160 m²	Land area	-
Bedrooms	3	Bathrooms	2
Parking spaces	-	Parking spaces (garage)	-
Floor	third	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	875 €	Real estate transfer tax	4%
Energy certificate	In progress	Subtype	flat in older building, one-level apartment

## Distances

Center	100 m
Pula airport	5 km
School	500 m
Transportation	300 m

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