

Investment opportunity: newly renovated studio apartment in Gregovica (Pula)

70.000 €
2.682 €/m²

A completely renovated 26,1 m² studio apartment is for sale in one of the most sought-after micro-locations in Pula. This property is perfect for buyers looking for a secure return on capital through rentals or a practical living space with low overhead costs.

A Location Where a Car is Not Needed

Gregovica is a neighborhood that offers everything within walking distance, which is a key advantage:

- Proximity to Hospital and Schools: Ideal for medical staff, students, or professors.
- Shopping: Lidl, Plodine, and Pula City Mall are in the immediate vicinity.
- Green Zone: Gregovica Forest Park, featuring an outdoor gym and the famous parrot Grga, is just around the corner.

Condition and Equipment

The apartment has just been renovated (new installations, floors, bathroom) and is ready for move-in immediately upon payment. It is sold as-is, with no additional investment required.

Need More Square Footage?

If 26,1 m² is too small, we offer two larger options in the same building, right next to this apartment. Ideal if you want to buy a home for yourself and have an investment next door, or simply need more space:

- One-bedroom apartment (44,2 m²) – Details at: One-bedroom apartment with a home office – Gregovica, Pula
- Two-bedroom apartment (46,5 m²) – Details at: Two-bedroom apartment on the ground floor, 100 m from the kindergarten – Gregovica, Pula

Investment Potential

High Liquidity: Studio apartments in this location are rented out at record speed.

Yield (ROI): With an expected rent of €350, you achieve an annual return of approx. 6.5%.

Low Costs: Minimal utility bills and easy maintenance.

Important Notes

Payment Method: Cash only (bank loans are not possible).

Parking: The apartment does not have a private parking space, but the location allows for a comfortable life without a car.

Sale via Auction

Starting Price: €65,000

Auction Ends: June 1, 2026

Auction details:
All questions regarding the auction can be found at this link: Real estate auction sales - the complete guide

Note: The seller reserves the right to withdraw from the sale if the desired price above the starting price is not achieved.

Contact us to schedule a viewing and secure your investment on time!

Summary

Location	Pula	Property ID	2608
Price	70.000 €	Type	flat
Area	26 m²	Land area	-
Bedrooms	1	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	North
Ownership type	Co-ownership	Owner	Private owner
Price/m²	2.682 €	Real estate transfer tax	3%
Energy certificate	B	Subtype	flat in building, one-level apartment

Distances

Town center	2.5 km
Sea	5 km
School	1.4 km
Restaurant	900 m
Market	1.8 km
Store	700 m
Park	100 m

Venezia airport	273 km
Trst airport	162 km
Sport facilities	4.3 km
Vienna	585 km
Rovinj	41.6 km
Medulin	8.1 km
Transportation	700 m
Hospital	850 m
Marina Veruda	3.9 km
Dog beach	4.4 km

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