



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

70.000 €

2.682 €/m<sup>2</sup>

A completely renovated 26,1 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>) – Details at: [One-bedroom apartment with a home office – Gregovica, Pula](#)

Two-bedroom apartment (46,5 m<sup>2</sup>) – 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 m <sup>2</sup>	Land area	-
Bedrooms	1	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	North
Ownership type	Co-ownership	Owner	Private owner
Price/m <sup>2</sup>	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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