

# One-bedroom apartment with a home office – Gregovica, Pula

**95.000 €**
**2.149 €/m²**

A renovated 44,2 m2 apartment is for sale in a sought-after location in Pula, in the Gregovica neighborhood. This property may be interesting to those looking for a smaller apartment to live in, but also to buyers who want an apartment for long-term rent.

## Spatial layout and condition

The apartment has been freshly renovated - the installations have been changed, the floors and bathroom have been renovated - so the most important works have already been done. The space is ready to move in, and since the apartment is unfurnished, the new owner can arrange it according to their own wishes and needs.

The apartment consists of:

- one bedroom
- one small additional room that can serve as a study, wardrobe or hobby corner
- an open space intended for the kitchen and living room

The layout is practical and functional for a single person, a couple or a person who works from home and needs additional small space.

## Heating and cooling

Heating and cooling are provided by air conditioning. Given the size of the apartment, the space can be heated or cooled quickly and easily, which is practical throughout the year.

## Accessibility and location

Gregovica is a location that many choose for its simpler everyday life, as essential amenities are within easy reach.

Suitable for the elderly and people with reduced mobility:
Due to its location and easy access, the apartment can be a good choice for those who value barrier-free access.

Sports and recreation:
Pro Gym and Gregovica Forest Park are located nearby.
P.S. Walking through this green area also has its own charm - you might even meet Gregor, the famous parrot from Gregovica, who many already consider a local attraction.

Proximity to amenities:
Hospital, schools, Lidl, Plodine and Pula City Mall are just a few minutes' walk away, making this location very convenient for everyday functioning.

An additional advantage for gardening enthusiasts:
The city gardens are also nearby, which is a nice option for those who like to garden and have their own little green corner a few minutes' walk from the apartment.

## Investment potential

The apartment is also suitable for long-term rental. The expected monthly rental income is around EUR 600, which amounts to approximately EUR 7,000 annually.

## Additional options in the same building

Two more options are available in the same building:

- Studio (26,1 m2) – completely renovated – Details at: Investment opportunity: newly renovated studio apartment in Gregovica (Pula)
- Two-bedroom apartment (46,5 m2) – a larger option for buyers who need more space – Details at: Two-bedroom apartment on the ground floor, 100 m from the kindergarten – Gregovica, Pula

## Important notes

Payment method:
Cash only – purchase via bank loan is not possible.

Parking and storage:
The apartment does not have its own parking space or storage. However, the location allows for very practical everyday life without the constant need for a car.

Sale by auction
Starting price: EUR 80,000

Auction lasts until: 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 cancel the sale if the desired price above the starting price is not reached.

# Summary

| | | | |
|---|---|---|---|
| Location | Pula | Property ID | 2609 |
| Price | 95.000 € | Type | flat |
| Area | 44 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 | 2.149 € | 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 |
| Park | 100 m |
| Venezia airport | 273 km |
| Trst airport | 162 km |
| Pula airport | 8 km |
| Store | 700 m |
| Sport facilities | 3.7 km |
| Vienna | 584 km |
| Rovinj | 41 km |
| Medulin | 8 km |
| Transportation | 700 m |
| Hospital | 847 m |
| Marina Veruda | 3.9 km |
| Dog beach | 5.1 km |

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