

Two-bedroom apartment on the ground floor, 100 m from the kindergarten – Gregovica, Pula

100.000 €
2.151 €/m²

If you are looking for an apartment for a small family and want a property that you do not need to renovate further, but simply decorate to your taste, this apartment in Gregovica could be a very practical solution.

The apartment is located on the ground floor of the building, has 46,5 m² and has been completely renovated, which makes the most demanding part of the purchase easier for future owners - construction work and basic investments. You are left with the more beautiful part: furnishing the space according to your own wishes and creating a home to your liking.

Layout and condition of the apartment

The apartment has undergone a complete renovation that included new installations, new floors and a renovated bathroom.

It is being sold unfurnished, which gives you the freedom to decorate the interior without compromise and without adapting to someone else's taste.

The layout is functional and adapted to the everyday life of a small family. The apartment has two separate rooms, which can be ideal for parents, as well as for those who want to have a separate bedroom and an additional study or children's room.

In the center of the apartment is an open space designed for the kitchen, dining room and living room, the part of the home where most of the family life naturally takes place.

Heating and cooling

Heating and cooling are solved by air conditioning. Given the size of the apartment, the space can be quickly heated in winter and cooled during the warmer months, which makes everyday life simpler and more practical.

A location that makes everyday life easier

Gregovica is a neighborhood that suits many precisely because it allows for a simpler organization of the day, especially for families with children.

Proximity to kindergartens and schools

A kindergarten is located just 100 meters from the apartment, which is a great advantage in the daily routine. The Kaštanjer Elementary School and the Giuseppina Martinuzzi Italian Elementary School are only a few minutes' drive away.

Facilities for children and outdoor activities

Across the street from the building is a children's playground, which is a great advantage for parents with small children. In the immediate vicinity is the Gregovica Forest Park with its well-maintained trails and exercise area, ideal for outdoor activities, walks and everyday relaxation.

Shops and services

Pula City Mall, Lidl, Plodine and the city hospital are located nearby, making this location convenient for everyday life without unnecessary time wasted driving.

Additional opportunity in the same building

Two more units are available in the same building, which opens up a great opportunity for families who want to live close by, yet maintain their privacy.

If you are thinking long-term, here you have a rare opportunity to buy an apartment for grandparents across the street. This could be a real family idyll for you, and even more for children – more time together, more support in everyday life and that nice feeling that those closest to you are always there when needed, and yet everyone in their own home.

Also available:

- Studio (26,1 m²) – completely renovated – Details at: Investment opportunity: newly renovated studio apartment in Gregovica (Pula)
- One-bedroom apartment with study (44,2 m²) – also freshly renovated – Details at: One-bedroom apartment with a home office – Gregovica, Pula

Important notes

- Payment method: cash only, purchase via bank loan not possible
- The apartment is located on the ground floor
- The apartment does not have its own parking space, but free parking is available on the street
- No storage room

Although the apartment does not have its own parking space or storage room, the advantage of this location is that a large part of everyday tasks can be done quickly and conveniently, without the constant need to use a car.

Sale by auction

Starting price: EUR 85,000
Auction lasts until: June 1, 2026

In order to ensure clear and equal conditions for all buyers, we are selling this property by auction. Find out all about how to participate at Real estate auction sales - the complete guide or call us for a short consultation. We will explain to you without obligation how to participate in the process.

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	2610
Price	100.000 €	Type	flat
Area	47 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	North
Ownership type	Co-ownership	Owner	Private owner
Price/m²	2.151 €	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
Market	1.8 km
Restaurant	900 m
Store	700 m
Park	100 m
Venezia airport	273 km
Trst airport	162 km
Pula airport	8 km
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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