Two-bedroom apartment with sea view over the city rooftops | Pula, Istria

330.000 €
4.399 €/m^2

In the very centre of Pula, on the Jurina and Franina Steps, there is an apartment in a well-kept and maintained Austro-Hungarian building that rarely combines a city-centre address with a feeling of complete privacy. Located at the top of Monte Zaro, it offers an open sea view and authentic city views with unforgettable sunsets, along with a sense of peace rarely expected in the centre.

- Living area: 75 m²
- Bedrooms: 2 | Bathrooms: 1
- Orientation: west
- Floor: 2nd floor
- Ceiling height: 3.10 m
- Location: centre of Pula, Jurina and Franina Steps
- View: city, sea, sunset

Layout and condition

The apartment is located on the second floor of an authentic building from the Austro-Hungarian period. The layout is functional and pleasant for everyday living, with two bedrooms and rooms that feel airy, elegant and open thanks to the high ceilings.

It is renovated, fully equipped and sold furnished. The interior has been carefully maintained and is ready for immediate move-in or for the continuation of tourist rental without additional investment.

A special value of the apartment is the completely open view towards the city and the sea. Afternoon light and western orientation create a warm atmosphere, especially at sunset.

Comfort and infrastructure

- Heating and cooling: central gas heating and air conditioning

- Joinery: high-quality aluminium joinery with mosquito nets and aluminium shutters
- Internet: infrastructure available for working from home
- Utilities: city infrastructure
- Condition: renovated, furnished, immediately habitable
- Additional: quiet dead-end street in the very centre of the city

Location

The apartment is located in one of the most desirable micro-locations in Pula. Although it is in the centre, its position in a quiet street gives a feeling of privacy and calm.

Nearby you will find:

- market
- kindergarten
- primary and secondary school
- children's playgrounds
- Monte Zaro Park with the observatory
- shops, cafés, restaurants and all amenities of the city centre

This location is especially suitable for buyers who want to be in the city, but do not want to give up peace, views and the quality of everyday living.

Investment potential

The property is successfully used for tourist rental and has very high guest ratings. The average rating is 9.8, with guests particularly highlighting the location, view, peaceful surroundings, cleanliness, equipment and comfort.

Estimated annual rental income: ~14,000 EUR
Occupancy: approximately 100 days per year

Due to the fact that it is furnished, fully equipped and already established as a tourist rental, the apartment allows the future owner to continue the business without additional investment.

For viewing appointments and additional information, feel free to contact us via the form or by phone.

Summary

Location	Pula	Property ID	2616
Price	330.000 €	Type	flat
Area	75 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	second floor	Orientation	Northwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	4.399 €	Real estate transfer tax	3%
Energy certificate	C	Subtype	flat in house, flat in older building

Distances

Town center	700 m
Sea	450 m
Park	100 m
Restaurant	300 m
Market	350 m
Store	350 m
Transportation	150 m
Pharmacy	550 m
Hospital	1.6 km
Gym	450 m
Sport facilities	450 m
Acy Marina Pula	1.6 km
Pula Airport	9.6 km
Rovinj	42.9 km
Venezia airport	275 km

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