

# Charming little house with a garden | Vidikovac, Pula, Istria

**150.000 €**
**6.250 €/m²**

A small single-storey house on a quiet street in Vidikovac, with its own garden in front of the entrance. Everything is on one level and close at hand — shop, school, fish restaurant, and the sea just a few minutes away. A house that asks for little upkeep and gives you the feeling of a home of your own, with the door opening onto greenery.

Key data

- Living area: 24 m²
- Plot size: 65 m²
- Garden in front of the house: 35 m² (held by the City of Pula, with the option to purchase)
- Bedrooms: 1 | Bathrooms: 1
- Orientation: west–east
- Energy class: B
- Year built / last renovation: 2020 / 2024
- Documentation: occupancy permit — the purchase can also be financed with a mortgage

Layout and condition

The house was fully renovated in 2024 to a modern standard, with every square metre carefully used.

- Ground floor: kitchen, dining and living area in one open space, plus a separate bedroom and bathroom. The entrance is directly from the garden, with no steps — equally practical for a student, a single person, a retiree, or someone with reduced mobility.
- Garden: the living room's extension outdoors. Room for a table and chairs, sun loungers, and, if you like, raised beds and a vegetable patch of your own.

Comfort and infrastructure

- Heating and cooling: inverter air conditioning
- Internet: fibre connection or Starlink possible — suitable for working from home

- Utilities: city water, electricity, sewage
- Parking: in front of the house, not formally registered, but there is always a space
- Garage: available to rent
- Condition: furnished, move-in ready

Micro-location and lifestyle

- Sea and Valkane beach with the Lungomare promenade: ≈1,400 m (≈5 min drive)
- Grocery shop: ≈550 m | Bakery: ≈500 m
- Vidikovac primary school: ≈530 m | Kindergarten: ≈600 m
- Pula centre and the Arena: ≈5 min drive
- Marina Veruda: ≈5 min drive
- Pula Airport: ≈10 min drive
- Istrian Y motorway access: ≈10 min drive

Vidikovac is a residential part of Pula with all the everyday infrastructure within walking distance — shops, school, a bus line to the centre — and without the tourist crowds. Valkane and the Lungomare add another dimension: the maintained coastal promenade under pine trees leads towards Stoja and Verudela, with sea access points, sports courts and cafés by the water. In the morning a route for running and swimming, in the evening a walk into the sunset.

Dining within walking distance:

- Konoba More (Fish Food More) — fresh grilled fish, ≈200 m, literally a five-minute walk
- Pločica na Verudi (rated 4.9) — local grill cuisine, family garden, ≈400 m
- Rustic Gourmet Veruda (rated 4.7) — Mediterranean and fish dishes, generous portions, ≈650 m

Investment potential

- Long-term rental: ≈600 EUR per month, or ≈7,200 EUR per year
- Short-term holiday rental: ≈8,000 EUR per year

For viewings and further information, feel free to contact us through the form or by phone.

# Summary

| | | | |
|---|---|---|---|
| Location | Pula | Property ID | 2627 |
| Price | 150.000 € | Type | house |
| Area | 24 m² | Land area | 65 m² |
| Bedrooms | 1 | Bathrooms | 1 |
| Parking spaces | 1 | Parking spaces (garage) | - |
| Floor | ground floor house | Orientation | Northwest |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m² | 6.250 € | Real estate transfer tax | 3% |
| Energy certificate | B | Subtype | detached, ground-floor house |

# Distances

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| Sea | 1.4 km |
| Restaurant | 400 m |
| Store | 500 m |

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| School | 530 m |
| Market | 1.6 km |
| Town center | 2 km |
| Marina Veruda | 3.1 km |
| Entrance to the highway | 7.7 km |
| Pula airport | 11 km |

View original listing


1.4 km


*Design suggestion


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