



## In the center of Pula is a two bedroom flat with the garden and detached lower ground

145.000 €

1.295 €/m<sup>2</sup>

In the center of Pula is a two-bedroom apartment with garden and detached lower ground of 112 sqm total net residential area. The real estate is on a very attractive location in the building built in the Austro-Hungarian period (1893).

The apartments' net residential area is 74 sqm and consists of entrance hallway, two bedrooms, bathroom, kitchen with the dining room and a living room with the exit to the 6 sqm of terrace which is oriented to the west. The apartment is completely renovated, furnished and just waiting for the new owners. Electric radiators are source of heat, while air conditioning for cooling the apartment. The future owners can easily turn to the gas heating because the gas connection is in front of the building.

In the lower ground is 38 sqm for renovation and there is a possibility for connecting with the above apartment or renting as a detached unit.

In the building are only three owners, and based on the agreement, only two of them can use the garden of 90 sqm, while the third one can use the attic.

On the public space in front of the house are the parking spaces.

The apartment situated on the 100 m away from University and high school, but also near the hospital, kindergarten, market, butchery, bakery, pharmacy and other services. In the vicinity are also numerous historical monuments and pedestrian zone.

Apartment has a potential for long term renting, but also renting for touristic purposes.

## Summary

Location	Pula	Property ID	1936
Price	145.000 €	Type	flat
Area	112 m <sup>2</sup>	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-

Floor	semi basement	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.295 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	flat in older building

## Distances

Center	50 m
Park	1000 m
Pula airport	8 km
School	50 m
Store	50 m
Trst airport	160 km
Sea	4 km
Rijeka airport	130 km
Venezia airport	280 km
Transportation	50 m

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