



## Excellent 5 Bed House for Development for Sale in Pula Istria



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 576,994.34

### Location

Pays:	Croatie
État/Région/Province:	Istria
Ville:	Pula
Adresse:	Ul. Alda Negrija
Indicatif régional:	52100
Soumis:	15/10/2024
Description:	Excellent 5 Bed House for Development for Sale in Pula Istria Croatia

Esales Property ID: es5553402

### Property Location

Ul. Alda Negrija  
Pula  
Istria  
52100  
Croatia

### Property Details



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With its glorious natural scenery, warm climate, welcoming culture and low cost of living, Croatia is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

This impressive stone villa is located on a large plot of 729m<sup>2</sup>. A number of original features have been preserved, including the staircase and the fireplace. The villa is located in one of the most desirable locations in Pula, on Veruda, close to all local amenities and the famous Lungomare.

The house itself has external dimensions of 14.3×11.6 m<sup>2</sup>. There is a garage in the yard.

The villa was built around 1892 and consists of an apartment on the ground floor of approx. 128m<sup>2</sup> and two apartments on the first floor. The apartment on the ground floor consists of three large bedrooms, bathroom, kitchen, living room and dining room. On the first floor there is a 1 bedroom apartment and a 2 bedroom apartment. The basement of approx. 120m<sup>2</sup> has 5 large rooms and a permit to be used as business premises.

The facade was last renovated in 1975 and the replacement roof is about 17 years old. The UPVC windows are about 20 years old.

The villa is move in ready or the new owners can remodel it to meet their own requirements, for example as holiday lets with swimming pool and offroad parking for guests.

## ABOUT THE AREA

Pula, a seafront city on the tip of Croatia's Istrian Peninsula, is known for its protected harbor, beach-lined coast and Roman ruins. Settled in the prehistoric era and valued for its strategic location, Pula has been occupied, destroyed and rebuilt numerous times. The Romans, Ostrogoths and Venetians, as well as the Allied Forces in World War II, have each administered the city.

Situated near the base of the Istrian peninsula, the population of Pula stands at just over 62,000 making it the largest city in Istria. Its most famous attraction, the well preserved Roman amphitheatre, is one of the most famous sights in the whole of Croatia.

Pula has an international airport, with a number of flights from the UK and Ireland and other cities in Europe to there – see our Getting to Istria page for details. You can use the Brioni / FILS shuttle buses to travel from the airport to the main bus station in Pula, or other destinations in Istria. Take a look at our Getting to and from Pula Airport page for details on how to transfer from the airport.

You could also fly to Trieste and then get a bus to Pula, or fly to Venice and either get a bus or a catamaran to Pula.

The most famous sight in Pula is – of course – the Roman amphitheatre, which is called The Arena. Built during the 1st century AD and completed under the reign of Emperor Flavius, this amphitheatre is the sixth-largest in the world (of those that still exist). The three-storey structure held 23,000 spectators in Roman times and today hosts numerous concerts and events throughout the year, including Pula Film Festival screenings.



## MAiN FEATURES:

- Beds: 5
- Bathrooms 3
- 522 m2 living space
- 729m2 land plot
- Room to develop further
- Private Garden
- Private Parking
- Massive potential in the rental market with guaranteed returns
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Croatia
- Many excellent sports facilities, fishing, walking and cycling areas nearby

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### **Commun**

Chambres:	5
Salle de bains:	3
Pied carré fini:	522 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.180.904

