



Historic Villa – Apartment with Commercial Space and Garage near Pula Arena



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 473,555.54

Location

Country: Croatia
 State/Region/Province: Istria
 City: Pula
 Posted: Jun 29, 2026

Description:
 Location: Istarska županija, Pula, Veli vrh.

A truly unique property is offered for sale: part of a historic villa in the Italian architectural style, ideally located in central Pula. The property comprises a spacious apartment on the second floor, a separate commercial space on the ground floor with a gallery, a garage, and a private garden and courtyard.

Located only approximately 300 metres from Pula’s famous Roman Arena, this property offers a rare combination of historic charm, urban lifestyle, and versatile living and working opportunities. Restaurants, cafés, shops, and many of Pula’s cultural attractions are all within easy walking distance.

The apartment impresses with its authentic character, high ceilings, abundant natural light, original historic herringbone parquet flooring, and inviting atmosphere. Elegant period details enhance the charm of the interior. The open-plan living and dining area with kitchen leads directly onto the terrace, creating a wonderful space to relax. The apartment also provides private access to the attic.

The commercial space has its own separate entrance on the ground floor and includes a gallery level, making it ideal for use as an office, studio, or professional practice.

Key Features

Historic villa in the Italian architectural style



Apartment on the second floor (108 m²)

4 rooms

3 bedrooms

Open-plan living and dining area with kitchen

1 bathroom with bathtub

Terrace

Private access to the attic

Private garden and courtyard area (115 m²)

Garage

Separate commercial space on the ground floor with its own entrance and gallery

Highlights

Approx. 300 m from the Pula Arena

Historic villa with authentic character

Live and work under one roof

Separate commercial space with flexible use

Prime central location within walking distance of restaurants, cafés, and shops

Properties of this kind rarely come onto the market in Pula

Your satisfaction is our mission. We look forward to future collaboration!

Property viewings are organized upon prior signing of a brokerage agreement, in accordance with the Real Estate Brokerage Act.

The brokerage commission is 3% + VAT and is payable upon signing the preliminary or final purchase agreement.

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Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	108 sq m
Lot Size:	115 sq m

Room details

Total rooms:	4
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Building details

Parking:	Yes
Number of Garages:	1
Number of Floors:	2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/RVY-T3807/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 311777

