

Apartment

Centar, Pula, Istria



Ref	RE-U-34365
Type	Apartment
Region	Istria > Pula
Location	Centar, Pula
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	76 sqm
No. of bedrooms	1

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No. of bathrooms

1

Price

€ 364 000

We are delighted to present this exceptional master's apartment, a rare find, nestled within a stunning architectural gem built in the early 20th century.

This distinguished villa, designed in the Art Nouveau style, is adorned with exquisite architectural details and sits right on the Pula waterfront, close to the city center and the magnificent Roman Amphitheater.

The villa, with its timeless stone masonry, remains a first-class protected cultural monument, part of a row of three grand villas, each showcasing an equally captivating façade. Historically, this building housed the elite of its time, including Austro-Hungarian officers and notable figures from various walks of life.

Apartment Description:

This apartment maintains much of the elegance and grandeur that characterized its era while being thoughtfully modernized to meet contemporary living standards. Located on the villa's first floor, the apartment boasts a breathtaking view of the sea and the lush surrounding park, with a total living area of 76.42 m².

Upon entering, you are welcomed by a spacious hallway that connects to each room in the apartment. The high ceilings and solid walls create an atmosphere of luxury and airiness. On the right, you'll find a generous living room with large, original windows offering stunning views of the sea and Pula's port. The layout, largely unchanged, retains the charm of the past, allowing you to step back in time while enjoying modern comforts.

The bathroom is grand in scale, featuring both a walk-in shower and a bathtub. At the end of the hall, to the left, lies the well-appointed kitchen from a renowned Austrian manufacturer, which also opens onto a small balcony. A separate dining room large enough to host family gatherings is located adjacent to the kitchen, along with a utility room that serves as additional storage and a laundry area.

The apartment also includes a spacious bedroom, complete with a reading corner and a desk, perfect for work or relaxation.

Additional Information:

- The entire apartment has been meticulously renovated by the current owner. All electrical, plumbing, and internet installations have been modernized. The floor structure was fully replaced, with new parquet flooring in the living room and bedroom, closely resembling the original, and premium Austrian ceramic tiles installed in the hallway, kitchen, dining room, and bathroom.
- The apartment is sold fully furnished, including all appliances, allowing future owners to move in with just their personal belongings.
- For heating and cooling, the apartment is equipped with air conditioning, and gas central heating is connected to the city infrastructure, with radiators installed in every room.
- The property has clear ownership documentation, free of encumbrances, with all apartment divisions properly registered.

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Location:

This apartment is located in a building of great historical significance, making it an exceptional opportunity for those seeking a unique residence or a prime investment for tourism. The location offers proximity to all essential amenities for everyday living, with shops, restaurants, cafés, and pharmacies just steps away. The city center is only 900 meters from the apartment, and the iconic Pula Amphitheater is just 500 meters away.

Due to its prime location, historical significance, and luxurious design, this apartment not only serves as a prestigious residence but also presents a fantastic investment opportunity for tourist rentals with guaranteed returns. Public parking is available near the building in the city lot.

In summary, this property will always hold considerable value and significance in the market, appealing to lovers of Austro-Hungarian architecture and cultural heritage.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
4789 €

Average price/m² of this type
in this region:
3845 €

Median price/m² of this type
in this region:
3661 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4163 €

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