

House

Veli vrh, Pula, Istria



Ref	RE-U-18210
Type	House
Region	Istria > Pula
Location	Veli vrh, Pula
Front line	No
Sea view	No
Distance to sea	1200 m
Floorspace	167 sqm
Plot size	832 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 380 000

House with a Large Garden in the Suburbs of Pula!

Located in the vibrant city of **Pula**, the largest in Istria, this property offers a perfect blend of cultural heritage, natural beauty, and modern living. Pula's rich history, stunning landscapes, and long, picturesque beaches make it a desirable destination for year-round living. Known for its mild winters and warm summers, Pula offers an ideal climate for both residents and property investors.

Property Details

Situated on a **999 m² land plot**, this **167 m² house** features a spacious **832 m² garden** and offers a blend of comfort and potential for further development.

The house is divided into two levels:

Ground Floor

- **Office** with a separate entrance
- **Bedroom**
- **Large walk-in wardrobe** with built-in closets
- **Bathroom**
- **Open-plan kitchen and dining area** leading to a terrace
- **Living room**
- **Summer kitchen** with access from the dining room
- **Tavern** with an indoor fireplace and social area
- **Storage room with basement**
- **Additional room** with its own entrance, a bedroom, and a bathroom (unfinished)

First Floor

- **Two bedrooms**, one with access to a balcony overlooking lush greenery
- **Bathroom** with a jacuzzi hydromassage tub

Outdoor Features

- **Two covered parking spaces** in front
- **Large rear terrace** with garden access
- **Garage/storage area** accessible via a landscaped pathway
- **Spacious, buildable yard** ideal for adding a swimming pool or other amenities

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Additional Amenities

- **Central heating (gas)** with a tank located behind the house
- **Five air conditioners** (in each bedroom, the living room, and office)
- **Thermal facade** and **PVC windows** with insulated glazing and **ALU shutters**

Prime Location

The property is conveniently located just:

- **5 minutes by car** from the sea
- **3 km from Pula's city center**

This versatile property is perfect for **luxurious family living** or as an **investment for high-end tourism**. With its large garden, modern amenities, and proximity to key attractions, it offers an exceptional opportunity in a prime Istrian location.

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:
2275 €

Average price/m² of this type
in this region:
2759 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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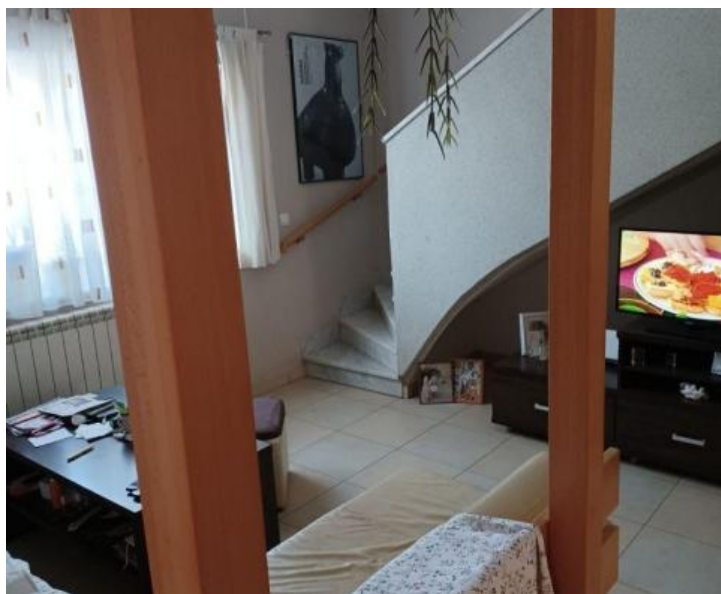
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