

House

Valdebek, Istria



Ref	RE-U-36023
Type	House
Region	Istria > Pula
Location	Valdebek
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	268 sqm
Plot size	451 sqm

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No. of bedrooms	4
No. of bathrooms	3
Price	€ 415 000

Beautifully Renovated Family Home with 3 Residential Units in a Peaceful Neighborhood , 2500 Meters from the Sea!

This recently renovated family house features three residential units and is situated on a quiet street, close to essential amenities. Whether you're looking for a warm, inviting family home or a property with excellent potential for tourist rentals and a solid return on investment, this property is an ideal choice.

Designed for modern family living, the house offers comfort, convenience, and proximity to shops, schools, parks, and more. Its peaceful location ensures a safe and serene daily life, while its excellent layout and renovation work make it move-in ready. Don't miss this opportunity to own a top-tier property.

Property Overview

- **Total Living Space:** 268.50m²
 - **Main House:** 223.89m² across two floors
 - **Garage & Workshop:** 44.61m²

The property consists of **three residential units**:

1. Ground Floor Apartments:

- Two identical apartments, each 52.64m².
- Both include an entrance hall with wardrobe space, an open-plan living area with a fully equipped kitchen, a dining area, a comfortable living room, a bedroom, and a bathroom.
- One apartment is fully renovated and move-in ready, while the other is partially completed (new plumbing, electrical wiring, and joinery installed).

2. First Floor Apartment:

- A spacious 118.61m² unit, fully renovated and ready to move in.
- Features an entrance hall leading to an open-concept living room, dining area, and kitchen.
- Includes two bedrooms, a bathroom, and a private storage room at the end of the hallway.

Additional amenities include:

- A storage space under the staircase.
- A 44.61m² garage with a workshop and additional parking spaces in the enclosed yard.
- An attic that can be used for storage or converted into extra living space.

Garden Features

The house sits on a **633m² plot**, offering 451m² of garden space after accounting for the house and garage. The fenced yard provides opportunities to add features such as a swimming pool or summer kitchen. It's an excellent space for family gatherings, outdoor fun, or safe play areas for children and pets.

Additional Highlights

- Fully renovated first-floor apartment and one ground-floor unit.
- Newly installed PVC anthracite windows and front doors.
- Windows feature electric shutters and mosquito nets.
- New inverter air conditioners in renovated units.
- Modern furniture included in the sale.
- Fiber optic internet installed.
- Separate entrances for each apartment.
- Clean ownership documentation with a 1/1 title.

Location Benefits

Nestled in a peaceful residential area with low traffic, this home offers the perfect family-friendly environment. Essential services like shops, restaurants, schools, and parks are just a 3-4 minute walk away.

For those interested in tourism, the property's proximity to Pula's beaches, city center, and restaurants makes it an excellent choice for short-term or long-term rentals.

- **Beaches:** 5-minute drive
- **City Center:** 6-minute drive
- Surrounded by wineries and tourist attractions

This property combines modern living with a tranquil environment and excellent investment potential.

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:
1549 €

Average price/m² of this type
in this region:
2751 €

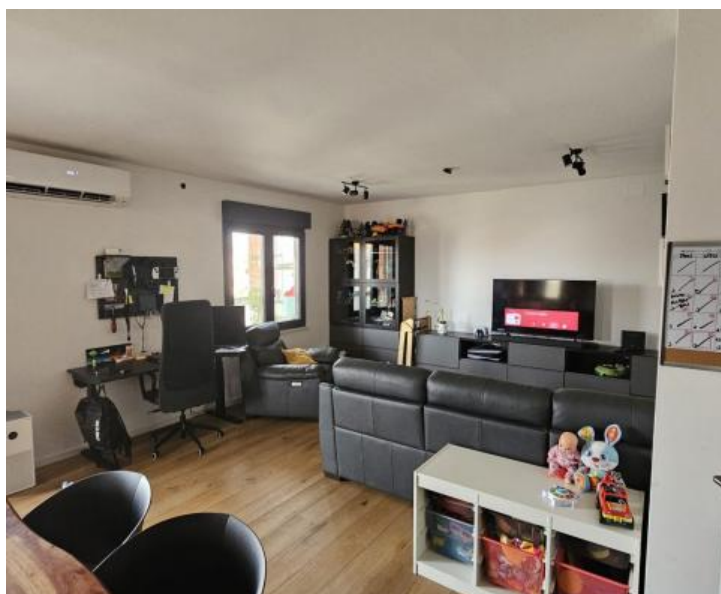
Median price/m² of this type
in this region:
2654 €

Average price/m² of this type
in Croatia:
2883 €

Median price/m² of this type
in Croatia:
2590 €

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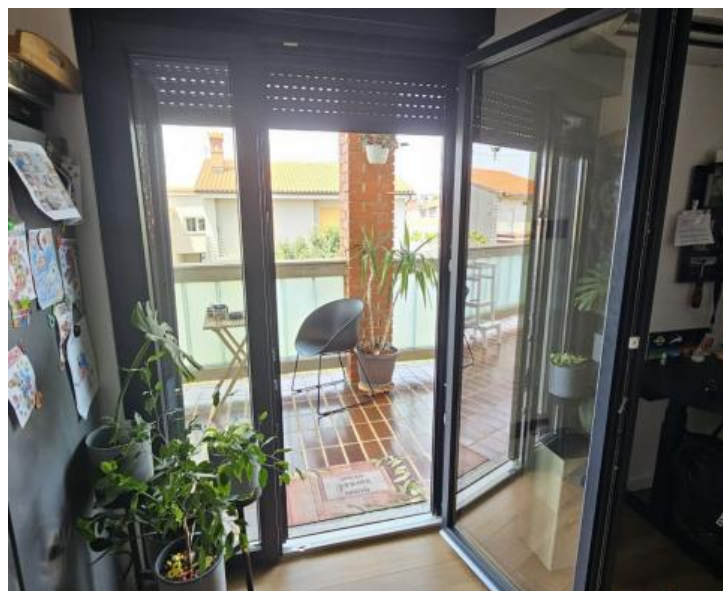
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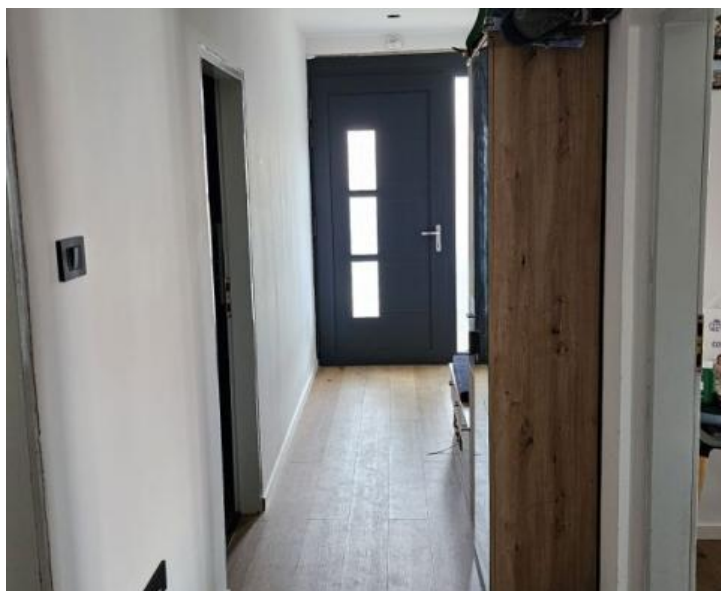
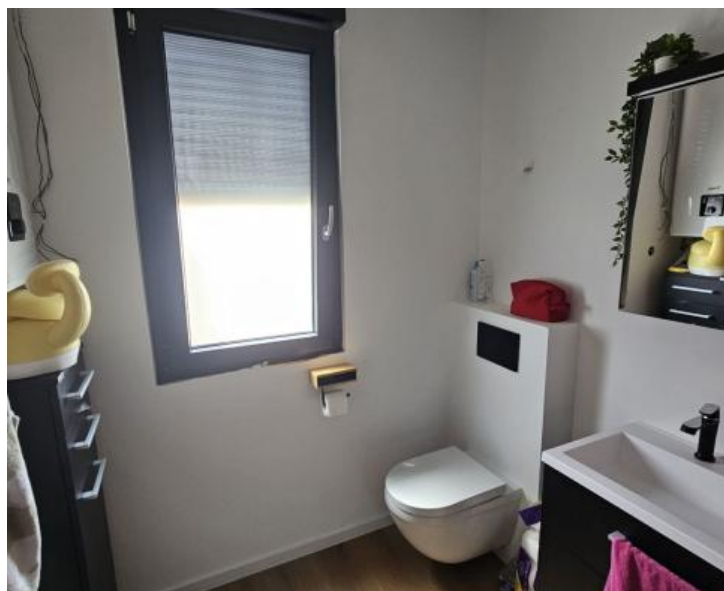
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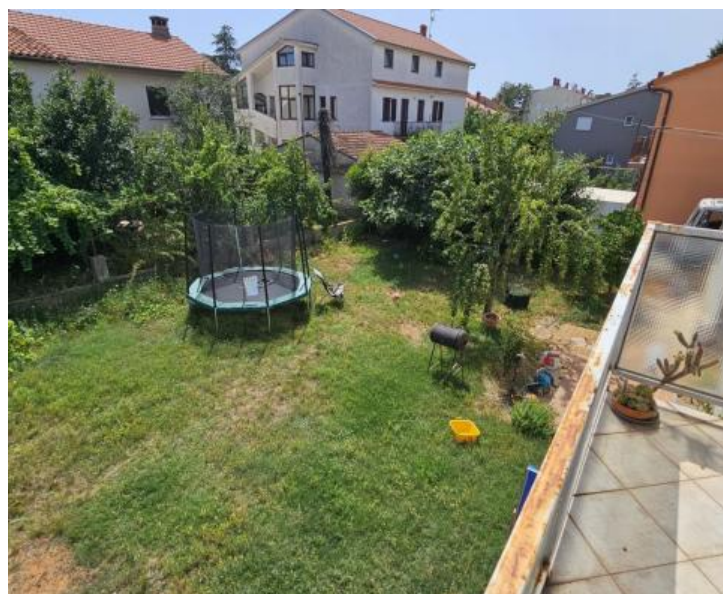
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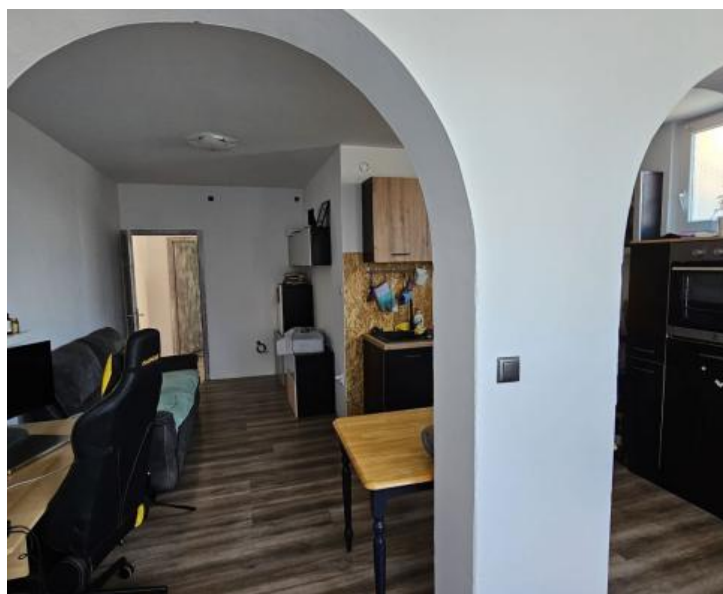
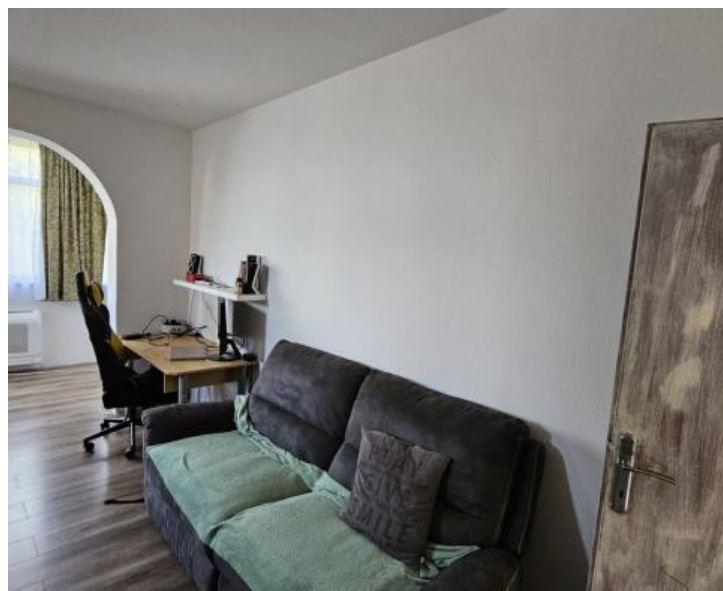
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