

House

Nova Veruda, Istria



Ref	RE-U-38104
Type	House
Region	Istria > Pula
Location	Nova Veruda
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	400 sqm
Plot size	243 sqm

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No. of bedrooms	4
No. of bathrooms	3
Price	€ 778 000

Luxury Family Home in Pula - Nova Veruda, 1500m from the Beach

Discover this **high-quality family house** in one of Pula's most sought-after locations, **Nova Veruda**, just **1.5 km from the beach**. This **spacious 400 m² home** consists of **three separate residential units**, offering privacy and multiple investment opportunities, including **long-term rental or tourist accommodation**.

Property Features

- **Four levels:** basement, ground floor, first and second floor
- **Three fully independent apartments**, each with a private entrance
- **Spacious basement with a traditional Istrian tavern**, laundry, and workshop
- **Beautifully maintained garden with a terrace, barbecue area, and green space**
- **Modern & traditional design**, fully furnished and move-in ready

Additional Highlights

- ✓ **New façade with 10 cm insulation**
- ✓ **PVC windows with oak finish**
- ✓ **Central heating setup (customizable)**
- ✓ **Air-conditioned apartments**
- ✓ **Independent electricity meters for each unit**
- ✓ **Clear ownership, all legal documentation available**

Prime Location

- **Walking distance to essential amenities:** supermarkets, restaurants, schools, marina, and medical facilities
- **Ideal for families or as a rental investment** with a **high return potential**

This **luxury family home in Nova Veruda** is a **rare opportunity** to own a **versatile property** in one of **Pula's most desirable neighborhoods**.

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:
1945 €

Average price/m² of this type
in this region:
2752 €

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

Average price/m² of this type
in Croatia:
2880 €

Median price/m² of this type
in Croatia:
2575 €

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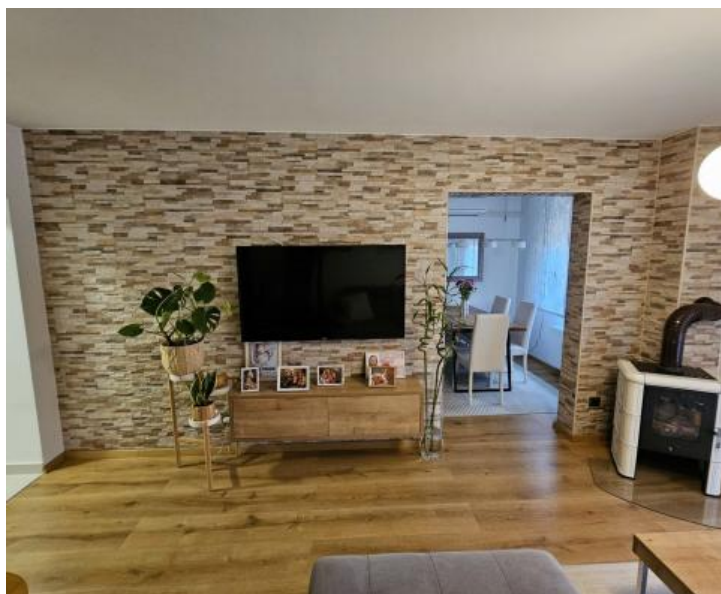
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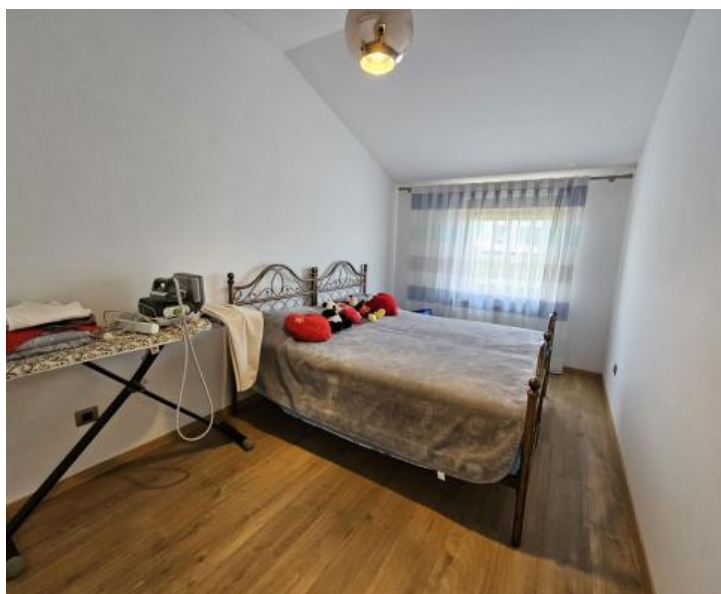
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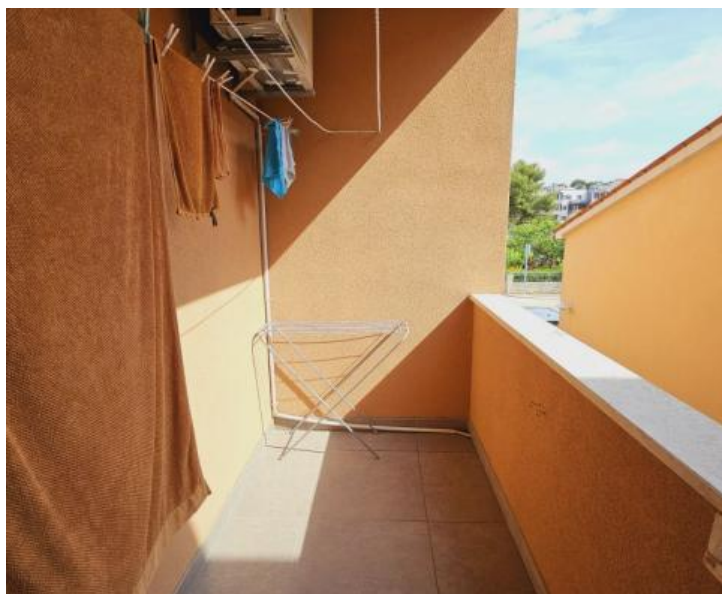
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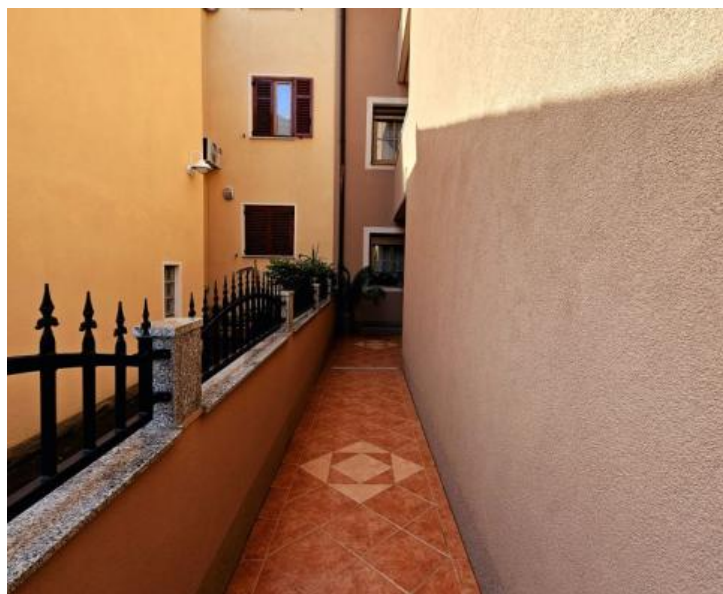
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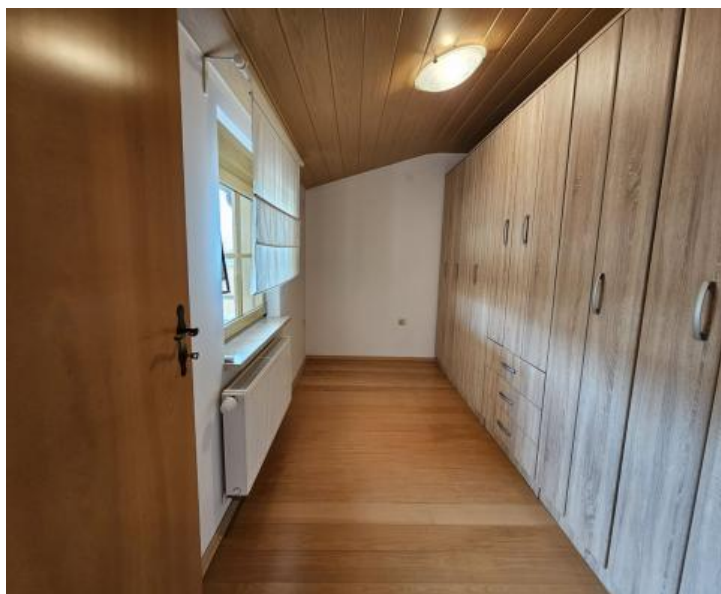
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