

# House

## Centar, Pula, Istria



<b>Ref</b>	RE-U-26431
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Centar, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	177 sqm
<b>Plot size</b>	493 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 385 000

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A house with potential in the city center of Pula!

Great for permanent accomodation 365 days a year.

Total area is 117 sq.m. Land plot is 493 sq .m.

The property is definitely meant for renovation.

It is divided into two residential units.

The apartment located on the upper floor is fully equipped and is being sold as such, while the other apartment is ready for adaptation and decoration according to the wishes of the new owners.

Both apartments consist of an entrance hall, living room with kitchen and dining room, three bedrooms and a bathroom.

On the spacious garden, divided into cascades, there is a green area and enough space to build a swimming pool, while parking is provided by a garage that is accessed from the main road.

A great opportunity to start a family life in a prime location of Pula!

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 m<sup>2</sup>:  
2175 €

Average price/m<sup>2</sup> of this type  
in this region:  
2751 €

Median price/m<sup>2</sup> of this type  
in this region:  
2654 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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