

# House

Šikići, Pula, Istria



<b>Ref</b>	RE-U-26812
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Šikići, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	125 sqm
<b>Plot size</b>	400 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

2

**Price**

€ 420 000

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## Šikići, Pula, Istria



House in Šikići, Pula, with garage!  
Total area is 125 sq.m. Land plot is 400 sq.m.  
House was built in 2010, fully renovated in 2022.

Just 5 km from the center of Pula, at the end of a small settlement, a quality family house is nestled. In a quiet, dead-end street surrounded by family homes, it provides maximum tranquility and privacy to its future owners.

Situated on a 400m<sup>2</sup> plot, with 132.5m<sup>2</sup> of living space, this house offers everything needed for a secure and peaceful family life, as well as the option for investment in tourism.

House description: Upon entering the house, there is a small foyer leading to a larger open space area. Here, a slightly separated and equipped functional kitchen is located, followed by a dining area and a spacious living room with access to the backyard through sliding glass doors.

On the ground floor, there is also a larger bedroom and a spacious bathroom.

An internal staircase leads to the upper floor, which includes 3 bedrooms, a small storage room, and a larger bathroom.

What makes this property interesting is that the upper floor can also be accessed via an external staircase. Considering the existing infrastructure, with minor modifications, it is possible to separate the house into two distinct and independent residential units.

Advantages:

- The house is sold with furniture.
- Each room has air conditioning, and the living room features a fireplace with the option to install a pellet or wood-burning stove.
- A new facade with 10cm thermal and sound insulation has been installed.
- The bathrooms have been completely renovated.

The fenced and concealed backyard provides enough parking space for 3 to 4 cars. Additionally, a small modular auxiliary structure is used as storage, and there is an external covered terrace. There is also the possibility to install a pool, given the available space for future owners.

Location details: The house is situated in a peaceful street at the end of the settlement, only 5 km from the center of Pula. Nearby amenities include:

- Grocery store: 700 m
- School: 3.5 km
- Beaches: 8 km

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- Medulin: 7.6 km

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>:  
3360 €

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

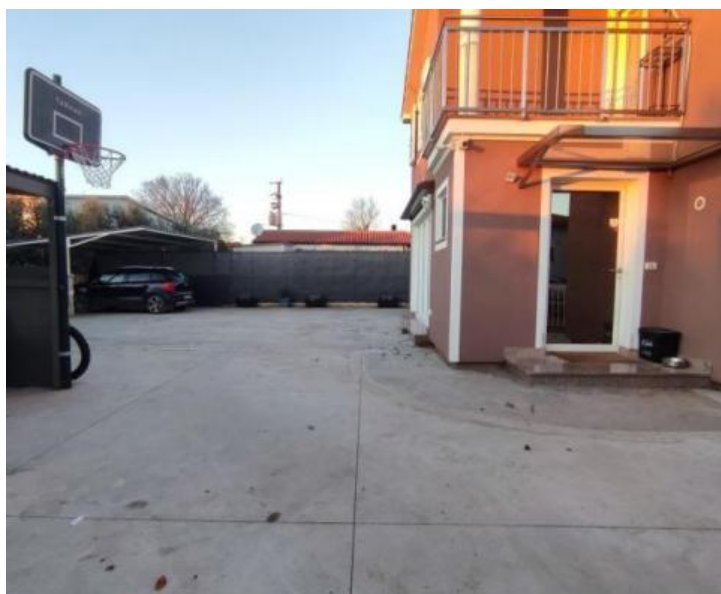
Median price/m<sup>2</sup> of this type  
in this region:  
2654 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2883 €

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

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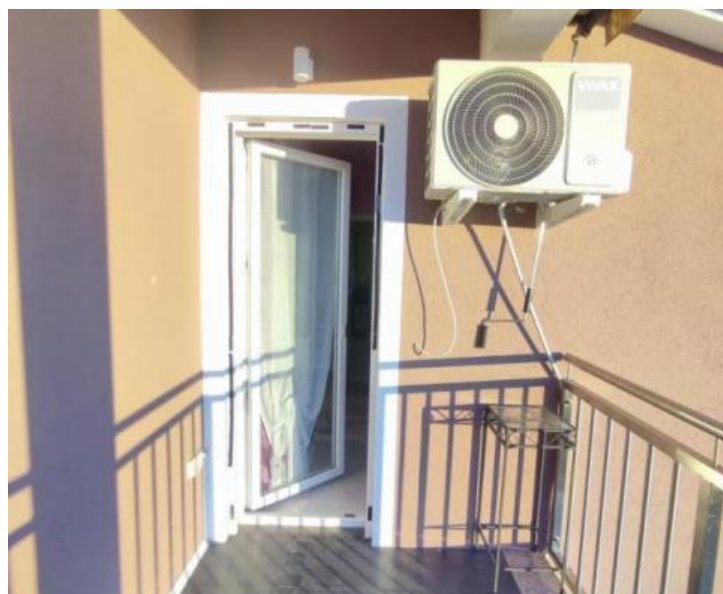
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