

House

Veli vrh, Pula, Istria



Ref	RE-U-27033
Type	House
Region	Istria > Pula
Location	Veli vrh, Pula
Front line	No
Sea view	No
Distance to sea	1300 m
Floorspace	286 sqm
Plot size	491 sqm

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No. of bedrooms

5

No. of bathrooms

2

Price

€ 380 000

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House in Veli Vrh, Pula with garage, just 1300 meters from the sea!
Total area is 286 sq.m. Land plot is 491 sq.m.
The house was constructed in 1985.

The property is divided into two separate residential units that function independently.

The ground floor of the estate comprises an entrance hall, spacious rooms with a fireplace and kitchen, and a bathroom. Adjacent to this area is another room with its own kitchen, which can operate as a separate residential unit or be connected to the larger apartment, thereby expanding the square footage and usable space. The apartment has direct access to the garage.

Via an external staircase, we reach the first floor where the second residential unit is located. It consists of an entrance hallway, a spacious living room connected to the kitchen and dining area with access to a large terrace, two bedrooms, and a bathroom.

The surrounding grounds feature green areas and a concrete section for parking up to four cars. While the property requires renovation, considering its location and size, it holds significant potential, and future owners can undoubtedly restore its former splendor!

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:
1329 €

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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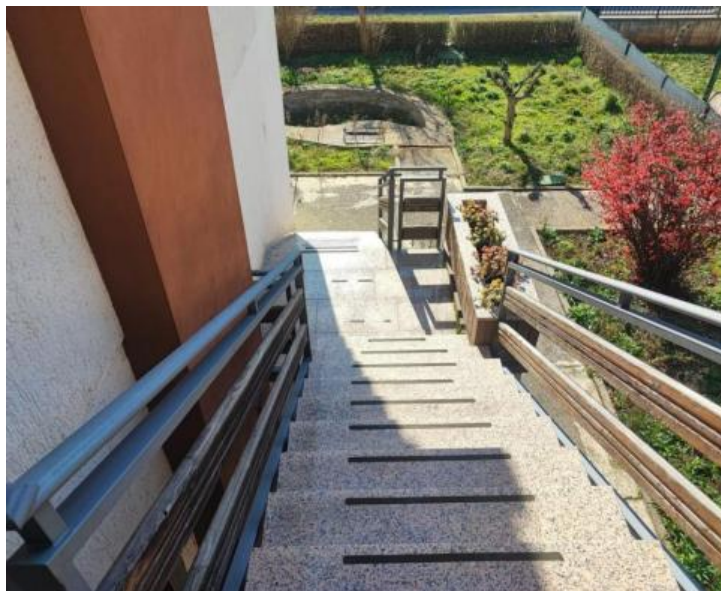
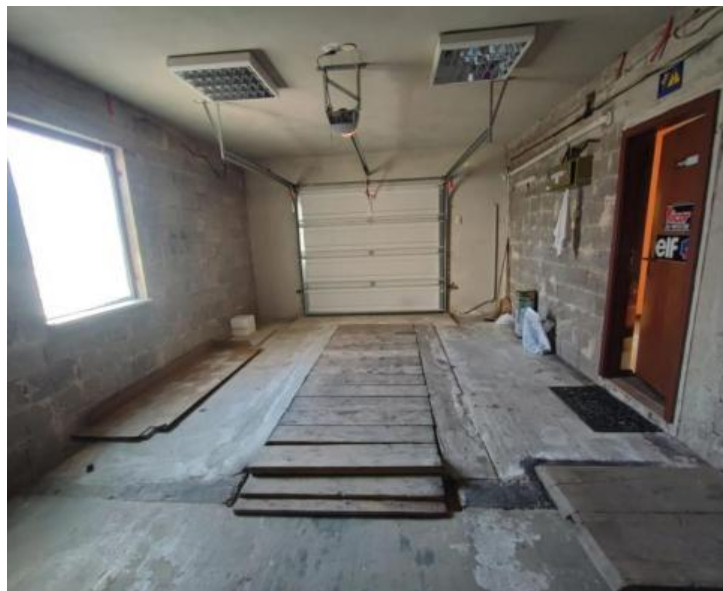
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