

House

Vidikovac, Pula, Istria



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Ref	RE-U-12483
Type	House
Region	Istria > Pula
Location	Vidikovac, Pula
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	326 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 520 000

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Newly refurbished house in Vidikovac district of Pula **cca. 1 km from the sea!**

Total area is 326 sq.m. with small garden attached.

House was built in 1997 and completely redone in 2021.

It has indoor fireplace, radiator heating - so it is **perfect to live in Croatia 365 days a year.**

Approaching the house from the upper street, through the yard you come to the ground floor where there is an entrance hall, bathroom, large kitchen with dining room and living room in the "open space" concept and a small storage room. The living room opens onto a beautiful winter garden. The kitchen is DanKüchen and the first floor has never been used since it was equipped.

The first floor consists of an entrance hall, bathroom with shower and whirlpool tub, two bedrooms and additional studio as a separate unit that has its own bedroom, bathroom and living room with kitchen.

The second floor offers staira hall, two bedrooms, living room, kitchen and dining room in the "open space" concept, bathroom and the living room opens onto a balcony overlooking the whole of Pula.

Additionally in the basement of this beautiful family house or on the ground floor at the bottom of the street there is a business space of approximately 100m² with a bathroom that has a separate entrance. Plus in the basement there is a boiler room, laundry room, 21m² room with fitted wardrobe and separate entrance and outdoor shower.

The house has its own **garage**, but also around the house is offered the possibility of free parking in a public area.

The property benefits **central gas heating and air conditioning** in each room, but there is the possibility of heating with wood, since the first floor has a fireplace and heat pipes are distributed throughout the house.

The house is close to Pula infrastructure: trading malls, banks, post offices, restaurants, bars, etc.

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:
1595 €

Average price/m² of this type
in this region:
2846 €

Median price/m² of this type
in this region:
2685 €

Average price/m² of this type
in Croatia:
2889 €

Median price/m² of this type
in Croatia:
2571 €

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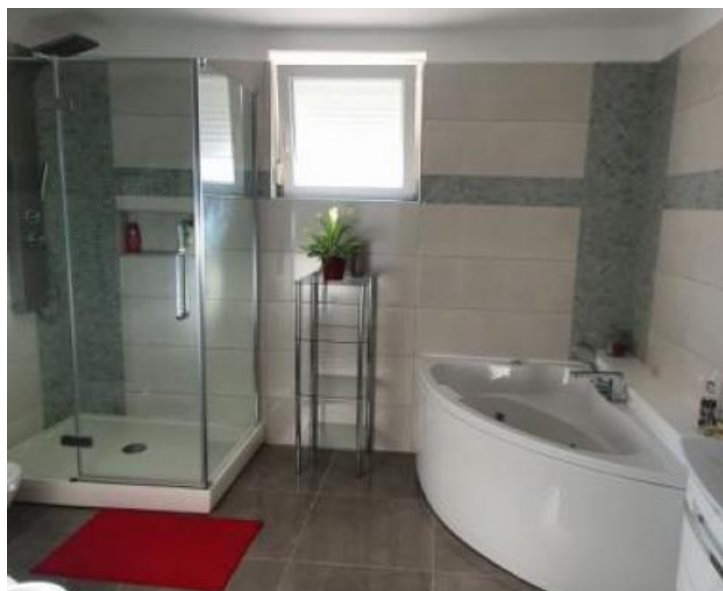
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