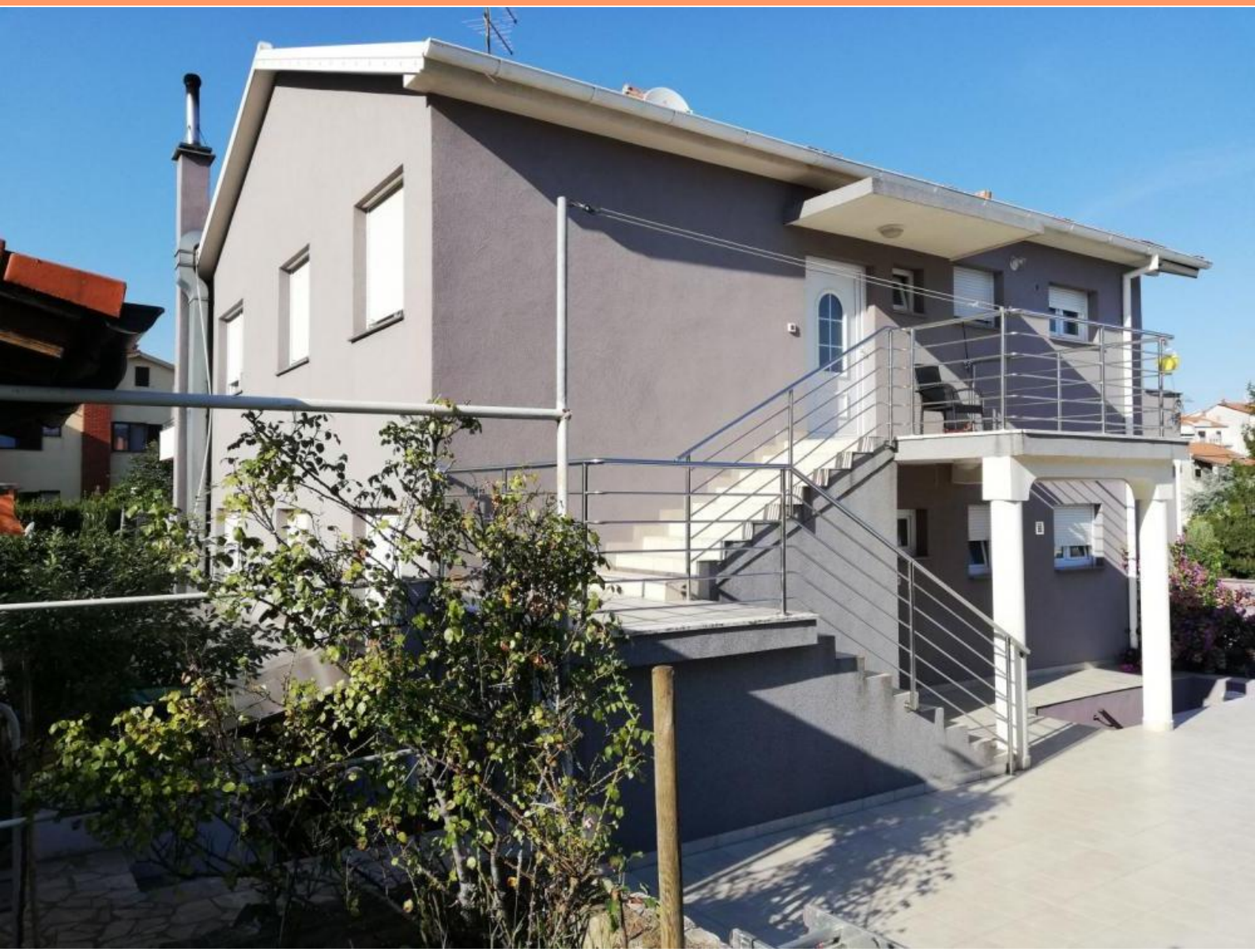
House
Nova Veruda, Pula, Istria

Adrionika
Real Estate in Croatia



Ref	RE-U-12749
Type	House
Region	Istria › Pula
Location	Nova Veruda, Pula
Front line	No
Sea view	No
Distance to sea	400 m
Floorspace	370 sqm
Plot size	820 sqm

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No. of bedrooms	6
No. of bathrooms	2
Price	€ 728 000

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Impressive house for sale in Nova Veruda, Pula just 400 meters from the sea!
Total area is 370 sq.m. Land plot is 820 sq.m.
House was built in 1980 and modernized in 2020.

On the ground floor, there is a commercial space of approx. 100m2, equipped as a catering facility, which also includes an outdoor terrace and a large number of parking spaces.
On the first floor there is an apartment of 100 m2, consisting of a kitchen and dining room, living room, three bedrooms, toilet, laundry room and bathroom. From the living room and the dining room there is a terrace of approx. 30 m2.
On the second floor, there is an apartment with an area of 100 m2, consisting of a kitchen and dining room, living room, three bedrooms, toilet, laundry room and bathroom. From the living room and dining room there is a terrace of approx. 11 m2.
The house also benefits a garage of 70 m2.

The house is equipped with floor central gas heating which is installed in the entire house and each floor has a separate meter for electricity, water and gas.

The house is located in the immediate vicinity of the sea, port, beaches, shopping center and other amenities. Due to its location and size, this kind of house is ideal for family life, but also as an investment for the purpose of tourism or hospitality.

NOTE: An additional land plot of 180 m2 is sold next to the house, where there is the possibility of building a swimming pool or a smaller building.
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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