

House

Veruda, Pula, Istria



Ref

RE-U-16384

House

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Type	House
Region	Istria › Pula
Location	Veruda, Pula
Front line	No
Sea view	No
Distance to sea	900 m
Floorspace	374 sqm
Plot size	441 sqm
No. of bedrooms	8
No. of bathrooms	2
Price	€ 860 000

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Property with great potential in Veruda, Pula!

In a sought-after location, just 900 meters from the most beautiful beaches, 3/4 of an old Austro-Hungarian villa is for sale, where all the necessary facilities are located (market, health center, school, kindergarten, crèche, and where there are a number of bars).

Distance from the sea and the famous Lungomare promenade is 10-15 minutes' walk.

The building of 374 sq.m. consists of two apartments and a restaurant with a terrace.

One apartment is on the first floor (138m²), and the other apartment is in the attic (145m²). The apartments need to be completely renovated. They have great potential and can be made into rooms or divided into several apartments. The property is split level.

The restaurant is located in the basement. It has a 72m²+20m² room that is intended for a kitchen in the function of a bar + sanitary facilities.

The restaurant was completely renovated in 2018 (new installations and equipment). In addition to the above, the function of the bar is a terrace of 441 m², nicely decorated with an outdoor bar and storage.

The property has great potential as there is the possibility of repurposing for various activities, wine shop, apartments, hostel, dental practice, plastic surgery, etc., offices... This property is an excellent opportunity considering the location and the building in which it is located, and offers a lot of potential for the future owner. The proximity to the sea, school, kindergarten, playground, bank, shop, restaurant, post office and all other facilities indicates a great advantage and can be used for living 365 days a year, but also for renting for tourist purposes!

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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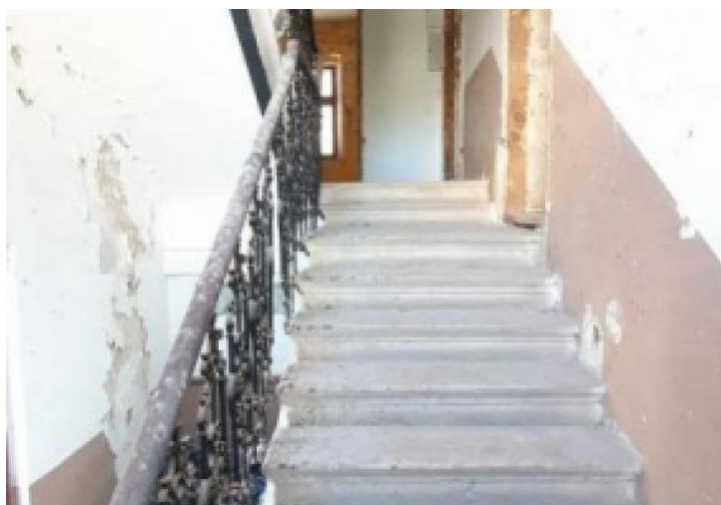
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