

House

Veruda, Pula, Istria



Ref	RE-U-17790
Type	House
Region	Istria > Pula
Location	Veruda, Pula
Front line	Yes
Sea view	Yes
Distance to sea	0 m
Floorspace	84 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 140 000

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Unique floating house right on the water with a view of the sea and the marina in Pula, Veruda!

Actually for sale are **two similar floating houses** with a total area of 84 m2, with a beautiful terrace and hydromassage pool.

It consists of a living room connected to the kitchen and dining room, 2 bedrooms and a bathroom.

There are 3 outdoor terraces on the property, with a total area of 50 m2.

STANDARD EQUIPMENT: The L-shaped kitchen is equipped with a refrigerator, freezer, glass-ceramic hob, extractor hood, stainless steel sink, fittings and cabinets under and above the kitchen counter. The living room is equipped with a sofa, which can be stretched into a bed for 2 people (140 x 200 cm), a coffee table and a large wardrobe. The dining room has a modern table and 4 upholstered chairs. The bedroom is equipped with a double bed (160 x 200 cm) and wardrobes with a wall bridge. The children's room has a bunk bed with two mattresses (80 x 200 cm) and one large wardrobe. The bathroom has a large shower cabin (80 x 100 cm), cabinets with mirrors, a water heater, a sink with stainless steel fittings and a toilet bowl.

The expressed price does not include VAT. If you buy as a physical person, 25% should be added.

The house can be personalized at the customer's request.

This is an ideal opportunity for investment as a rental during the tourist season, but also for family life.

Price does not include VAT 25%.

So, it is best to buy via company.

If you buy as a physical person, 25% of price will be added.

Details:

Houses on the water are registered as a vessel, but they are permanently tied to the pier on the waterfront. The buyer needs to sign a concession contract with the marina for 10 years, €3,000 is paid per year for concession.

Utilities are paid as a flat rate of €50 per month and €2,000 is paid as a fixed fee for sewerage once in a lifetime.

Great potential for renting. It can be rented to tourists for €2500 per week.

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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