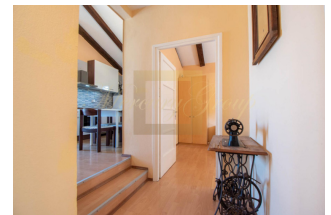




Pula, Valkane apartment of 130m2 + 100m2 green garden, parking space

Croatia, Istria

Price:	€ 320 000
Object type	Apartment
Market	New building
Year built	1972
Bedrooms	2
Number of rooms	2
Area	130 m2
Category	For sale



Only 200 m from the most beautiful Pula beaches, in the Valkane district, an apartment is for sale on the second floor of a private house with 3-storey apartments and adjoining gardens. The apartments are entered via a common external staircase. The apartment of 85 m2 consists of an entrance hall, a spacious living room, a kitchen with a dining room, two bedrooms, a bathroom, and a large uncovered terrace of up to 45 m2. The apartment also has a garden of 100 m2.

At the buyer's request, the large terrace can be converted into an additional new apartment or the area of the existing apartment can be increased. The apartment has a sloping roof at a height of 4.5 meters, so if the future owner wishes, a hanging gallery can be installed to get even more space. The green garden, which can be fenced, is 100 m2 in size and offers the possibility of parking for one car.

The house was built in 1972 and partially renovated in 2004. In 2010, a new roof was built and new gutters were installed, while the facade was renovated in 2015. The apartment has a telephone connection, a 9.2 kW low-voltage connection, a 5.2 kW air conditioner, a city gas connection, a city sewer connection, and a city water connection. There is no sea view because there is a pine forest in front of the sea. The most beautiful beaches in Pula are 200 m away. Max City, the largest shopping center in Istria, and the new Olympic swimming pools are 300 m away.

The property is ideal for all those who want their private corner of paradise in a quiet environment with a view of the pine forest but can still enjoy a relaxed and modern lifestyle with proximity to various shops, restaurants, cafes, promenades, and much more. But it also represents an ideal opportunity for all those who are looking for the option of their tourist investment with a safe return on their investment.

For additional information or viewing, feel free to contact us.

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