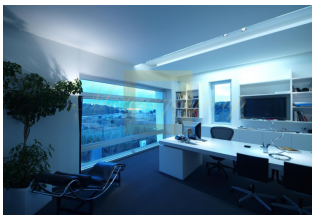




Istria, Veruda, unique property 250 m from the sea

Croatia, Istria

Price:	€ 3 800 000
Object type	House
Market	New building
Year built	2006
Bedrooms	12
Number of rooms	12
Land area	1120 m2
Area	755 m2
Category	For sale



We have the honor of mediating the sale of a rare example of a world-class office building. Located in one of the most sought-after neighborhoods in Pula, in a phenomenal location and with an even better view of the sea. The House of Light was built in 2006. It was conceived as a new attraction in Pula, which, with its unusual architecture, 'broken' facade made of recycled glass, which no one has yet realized in Croatia, and magical light installations, really are.

This office building is an example of the synergy of architecture and light and is made of Porotherm bricks and state-of-the-art recycled glass panels.

The base of the building is a simple cube made of brick and concrete that is double-clad, outside and inside.

The external appearance of the building consists of panels made of pressed glass that do not follow the structural logic of the house or the concept of the interior but serve as a stretched canvas that stands out in white in the colorful landscape during the day, and at night becomes a projection of light effects located within the facade itself.

With its whiteness and regular, yet completely unusual appearance, it gives the impression of a stone carved by the hand of a top craftsman.

Considering that its interior has no dividing walls, the future owner can change the space inside according to his wishes with minimal costs, and according to the spatial plan, it is possible to upgrade to another floor.

Additionally, the fact that this building has 20 kW solar panels on the roof and a new air conditioning and ventilation system adds another layer of attractiveness. In addition to being an environmentally responsible solution, solar panels can significantly reduce energy costs, while a new air conditioning and ventilation system



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ensures comfort and indoor air quality.

A unique office building located in a mixed zone offers endless possibilities for the development of your ideas. Regardless of whether you are looking for the perfect space for your dream home or a dental or other office, the opportunity is here to create something truly special.

When it comes to creating your dream family home, the possibilities are truly limitless. Given that you have the freedom to choose the layout of the rooms, you can imagine a space that reflects your unique vision.

It is important to emphasize that this space is a blank canvas that you can shape according to your wishes and needs.

In any case, this opportunity is unique, and should not be missed considering that it is a unique location with a wonderful view of the sea, and the first beach is only 250 m away.

The fact that there is no urbanized land around the house further emphasizes the feeling of privacy and peace. This can provide added value, especially for those who value privacy and want to feel removed from the hustle and bustle of the city.

For more information or to arrange a viewing please contact us.

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