



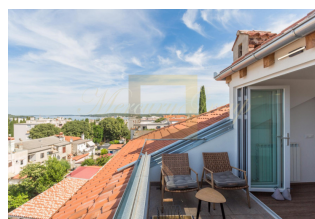
ID: HR-191-151707  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499



**Istria, Pula, fully renovated apartment in an Austro-Hungarian villa, 100 m from the beach**

*Croatia, Istria*

<b>Price:</b>	<b>€ 832 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	130 m2
<b>Category</b>	For sale



We are selling a beautiful, completely renovated apartment located in an Austro-Hungarian stone villa with an unobstructed view of the sea. This unique property is located in one of the most sought-after neighborhoods in Pula, just a 2-minute walk from the first beaches and Lungo Mara. This apartment offers all the conveniences of urban life with proximity to the sea and a beautiful view that will take your breath away every day. The apartment is spread over three floors, ground floor, first floor, and attic with a total area of 130.88 m2.

On the ground floor, there is a small lobby and one room with a toilet that can be used as a study. A magnificent staircase leads us to the first floor in the living room, designed as an "open space" space, where a modern and maximally equipped kitchen with a dining area and a living room is located. There is also one bedroom and a bathroom on the first floor.

The internal staircase further leads us to the attic, where there are two more bedrooms and a bathroom, as well as a living room from which there is an exit to the roof terrace, which offers a wonderful view of the sea from all sides.

What makes the entire space even more pleasant are the large windows through which enough natural daylight flows into the space. The apartment is also suitable for people with disabilities, considering that the installation of an elevator is underway, which will connect the entire apartment from the ground floor to the attic with a direct entrance to the apartment.

The apartment was completely renovated in 2023, all electricity and water installations were changed, and new concrete floors, roofs, and absolutely everything were made. Also, a new facade was made on the villa, which now looks magnificent.

This apartment also has a 100 m2 yard on the grounds of the Austro-Hungarian villa, which the future owner can arrange according to his wishes.



ID: HR-191-151707  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

You don't have to worry about your tin pets because there is enough parking space for several cars in the fenced yard.

The property is sold furnished and offers everything needed for safe housing for a family or an ideal opportunity for investment and return on investment through tourist rental.

Do not miss the opportunity to become the owner of this unique apartment located in an Austro-Hungarian villa that combines historical charm and contemporary luxury!

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

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** [alina@mgroup.lv](mailto:alina@mgroup.lv)