EURO PARTNER
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Code :	00103
Location :	Pula
Building area :	120 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	10 m
Distance from the sea :	100 m

Price : 439.000 €

BUILDING

Number of rooms :	6
Energy class :	in preparation
Condition :	Renovated

AREAS & SPACES

Storage room :	Yes

AMENITIES

Balcony :	Yes
Number of parking spaces :	1

HEATING & COOLING

Central heating (gas) :	Yes
Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes
Gas :	Yes

We offer for sale an apartment and a small apartment in a prime location in the center of Pula in a commercial and residential building on the 2nd floor. The large apartment has a living area of

90m2 and next to it on the same floor there is a separate apartment of 30m2. The small apartment has a separate entrance from the main apartment. It is completely renovated and ready to rent. The small apartment consists of a bedroom, a bathroom, a living room and a mini kitchen.
The room layout of the large apartment is as follows: hallway, living room, kitchen and dining room, anteroom and bedroom with wardrobe, bathroom, toilet. The apartment has a balcony.
The communal courtyard is used by tenants and users of business premises to park vehicles. Renters have a key to access the yard to park a vehicle.
There is a chimney in the apartment and the heating is central with gas and takes place via a gas wall-turbine boiler and a radiator.
This is a very attractive location making our property highly desirable for

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both living and rental. The apartment is located right in the old town center and the future owners will have all the city's facilities and amenities in the immediate vicinity. Certainly a valuable investment that returns the invested capital in a short time.
Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded.