

ID 1742-1 499.000 €

Pula, three apartments in a house near the beach – Stoja

Pula



Basic information

PRICE	499.000 €
AREA	206 m ²
GARDEN AREA	75 m ²
PRICE PER SQUARE	2.412 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a house
LOCATION	Pula
REAL ESTATE ID	1742-1

PULA | EXCLUSIVE PROPERTY IN STOJA - THREE RESIDENTIAL UNITS WITH SEA VIEW

Located in one of the most sought-after areas of Pula, Stoja - just a few minutes' walk from the sea - this rare and exceptionally valuable property consists of three separate residential units, making it ideal both for peaceful family living and as a secure investment for tourist rental.

On the ground floor, there is an apartment with a total area of 84.40 m², comprising an entrance hall, one bedroom, a living room, a kitchen with a dining area, a bathroom, and an outdoor terrace offering a sea view, creating a pleasant space for everyday living or relaxation.

The second residential unit is located in the attic and represents a special value of this property. The apartment was fully renovated between 2023 and 2025, using high-quality materials and carefully selected furnishings. The total floor area is 107 m², while the functional living space, due to the sloped roof, is 84.90 m². It consists of an entrance hall and foyer, two spacious bedrooms, a modern bathroom, a living room, a kitchen with a dining area, and access to a spacious 20 m² terrace with a panoramic sea view. Additional charm is provided by a decorative pergola at the entrance, offering pleasant shade during the summer months and enhancing the outdoor space. The apartment is equipped with central gas heating with radiators in all rooms, as well as air conditioning for year-round comfort. High-quality wooden joinery has been used, along with premium Velux roof windows that provide excellent thermal and sound insulation.

The third unit is a studio apartment with an area of 18.87 m², located in the courtyard as a legalized structure. It consists of an entrance area, kitchen, bathroom, and sleeping area, making it an ideal solution for accommodating guests or as an additional rental unit. The courtyard, approximately 65 m² in size, is arranged for outdoor living, with a seating area, space for socializing, and a barbecue area, further increasing the attractiveness of this property.

A special advantage of this property is the valid building permit, with all utility contributions paid, as well as confirmation of commenced construction. This allows for raising the existing roof structure to full height and the construction of an additional floor, creating the opportunity for even more living space and an even more impressive sea view.

The location is extremely practical and in high demand - the beach is only a two-minute walk away, the Max City shopping center is five minutes away, while a bakery, restaurant, and bus stop are just one to two minutes away. In the immediate vicinity, there is also Stoja Auto Camp, known for its seaside walking paths through a pine forest, ideal for relaxation and an escape from the city crowds.

This property represents an outstanding opportunity - whether you are looking for a home by the sea, a property for a larger family, or an investment with great potential for return through tourist rental.

More information

FEATURES	Close to the shop, Close to the beach, Close to the school, Public parking - free, Quiet area, Furnished, Equipped kitchen, Sea views, Sea view panoramic, Access - paved, Well-maintained yard, Large terrace, Separate entrance
EQUIPMENT	Bathtub, Wi-Fi network, Fireplace, Air conditioning, Dishwasher, Barbecue, Built-in wardrobe
INFRASTRUCTURE	Waterworks, Sewage, Electricity, ADSL Internet
PERMITS	Derived condition
CONSTRUCTION YEAR	1963.
ADAPTATION YEAR	2023.
TOTAL FLOORS	One-story
FLOOR	ground floor,loft
ROOMS	5
BEDROOMS	4
BATHROOMS	3
ORIENTATION	South, Southwest, East, Southeast, West
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 min
DISTANCE FROM SEA	300 m
DISTANCE FROM BEACH	300 m
DISTANCE FROM CENTER	2.5 km
DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Wood stove, Electric heating, Air condition
SPACES	Hall, Kitchen, Bathroom, Bedroom, Terrace, Garden, Dining room, Living room
JOINERY	Wooden

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