



## ALMA DOM INVEST

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<b>Code :</b>	27890
<b>Location :</b>	Pula
<b>Building size :</b>	220 m2
<b>Lot size :</b>	2000 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	1980
<b>Energy efficiency :</b>	B
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes

Price : 550.000 €

Two properties are for sale in Pula. The first house is a family home consisting of two apartments, each with an area of 110 m<sup>2</sup>, featuring a large yard and 12 olive trees. The second house is for mixed-use, currently functioning as a rental, with an equipped mechanical workshop and an office on the ground floor, as well as a 46 m<sup>2</sup> apartment on the upper floor and an additional slab above the workshop suitable for expansion.

The properties generate an active monthly rental income of €3,000, making them an excellent investment opportunity. The location is extremely convenient, just a few minutes from the airport, Medulin, and a shopping center.

The price refers to both houses, with the option to purchase them separately.

The properties are equipped with air conditioning and a fireplace and include a garage and a secured outdoor parking space.

For additional information, please contact:

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