

## ISTRA, PULA - Kuća s poslovnim prostorom, Pula, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, PULA - Kuća s poslovnim prostorom
Property for:	Sale
House type:	detached
Property area:	428 m <sup>2</sup>
Lot Size:	50 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	3
Price:	450,000.00 €
Updated:	Sep 18, 2024

### Condition

Built: 1960

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pula
City area:	Šijana
ZIP code:	52100

### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: C



### Heating

Central heating: yes

### Parking

Number of parking spaces: 2

## Description

Description:

ISTRIA, PULA - House with business space A family house with a large business space for sale, which is currently registered as a catering facility. The house has a total of 428m<sup>2</sup> and consists of three residential units and office space on the ground floor. The first apartment is for renovation and consists of two bedrooms, kitchen and dining room, living room and one bathroom with a total size of 67m<sup>2</sup>. The second apartment has been renovated and has a total size of 100m<sup>2</sup>. It consists of three bedrooms, kitchen with dining area, living room, bathroom and toilet. The third apartment is in the unfinished phase, and consists of two bedrooms, living room, kitchen and bathroom with a total size of 50m<sup>2</sup>. On the ground floor there is a large office space with an open terrace. The business space consists of two large rooms, a terrace, a storage room and an additional room that can be converted into a staff toilet. The terrace has an approximate area of 50m<sup>2</sup>. The roof of the house was newly built and all installations (electricity and water) were replaced and new ones were installed. The gas was conducted to the house itself but was not connected. Heating in the apartments is currently via wood stoves, but there is also the option of installing central heating and electric heating via air conditioning. Given the location of the house is close to all amenities needed for living, but also all the amenities needed for the operation of a restaurant. Dear clients, agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12037

## Additional contact info

Reference Number: 362104

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