

## ISTRA, PULA - Prekrasna prizemnica okružena zelenilom, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Prekrasna prizemnica okružena zelenilom
Property for:	Sale
House type:	detached
Property area:	181 m <sup>2</sup>
Lot Size:	716 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	2
Price:	460,000.00 €
Updated:	Jun 21, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pula
City area:	Monteserpo - Komunal
ZIP code:	52100



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	4
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### Description

Description: Pula is the largest city in the Istrian County, located in the southwestern area of the impressive landscape of the Istrian peninsula and is characterized by interesting cultural and historical heritage, beautiful nature and long breathtaking beaches. Nearly 360,000 tourists rightly chose Pula as their tourist destination last year. This is due to the exceptional cultural sights, beautiful clear sea, excellent accommodation, a large number of cultural events and entertainment events as well as many others. Only 4 km from the center is located for sale this nice ground floor house with a total living area of 181 m<sup>2</sup>. The house consists of an entrance hall, spacious kitchen with dining area, living room, three bedrooms, two bathrooms and a storage room. The living room opens onto a beautiful covered terrace of about 15 m<sup>2</sup>. The house is air conditioned with a heating and cooling system, and an even more comfortable stay in winter is provided by a potassium

wood stove. Two chimneys have been built, so the future owner can also install an indoor fireplace. Sold fully furnished and ready to move in. The garden spreads over two plots with a total area of 1311 m<sup>2</sup> and contains a summer covered kitchen with barbecue, paved terrace and a spacious garden planted with 25 olive trees and about 30 fruit trees. There is a possibility of raising the floor on this house, which would provide a direct view of the sea as seen in the photos from the roof or create a roof terrace or similar. The garden of both plots is completely fenced and each plot has its own access road, so it gives the future owner countless landscaping options. This property is ideal for a quiet family life or as an investment for tourism. ID CODE: 5365

### Additional contact info

Reference Number: 365207  
Agency ref id: 5365