

## PROSTRANI STAN U CENTRU NA TOP LOKACIJI, Pula, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PROSTRANI STAN U CENTRU NA TOP LOKACIJI
Property for:	Sale
Property area:	164 m <sup>2</sup>
Floor:	3
Bedrooms:	6
Bathrooms:	2
Price:	199,000.00 €
Updated:	Apr 15, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Description

Description:	<p>In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. Right in the very center of the city of Pula and in one of the most sought-after parts of it, this spacious family apartment is located on the third floor with an area of 164 m<sup>2</sup> on two floors. The apartment is well geographically oriented and well lit, and consists of several entrances, which can be used as several residential units. On the third floor there is a 92m<sup>2</sup> apartment with two separate entrances, one is separated as a studio apartment, while the other part consists of an entrance hall, bathroom, living room, spacious bedroom and kitchen with a dining area. On the upper floor, which has several separate entrances, there are four rooms in the form of bedrooms with one shared bathroom and a kitchen of 72m<sup>2</sup>, which is currently NOT entered in the owner's list, but should be entered later in the floor plan, with the fact that this apartment has been used for many years . The apartment is located in an older building, and requires partial renovation, it has separate electricity and water meters for each apartment unit and</p>
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for the space on the second floor of the apartment, i.e. in the attic. The great advantage of this apartment is its area, the possibility of creating several smaller residential units, the layout and location in the city center, close to all the amenities for life, such as shops, banks, post offices, doctors, markets, parks and so on. Due to its location and area, the said property represents a great potential for future buyers and offers the possibility of engaging in the hospitality business of renting out one or more apartments in the said property, which would significantly speed up the return of invested funds or arranging the apartment in the sense of enjoying it for a comfortable family life. ID CODE: IS105475

### **Additional contact info**

Reference Number: 432796  
Agency ref id: IS105475