

## Kuće, apartmani, restoran, bazen, građevinsko zemljište, sve u jednom paketu !, Pula, House



### 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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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:            | Kuće, apartmani, restoran, bazen, građevinsko zemljište, sve u jednom paketu ! |
| Property for:     | Sale   |
| House type:       | detached   |
| Property area:    | 500 m <sup>2</sup>   |
| Lot Size:         | 5000 m <sup>2</sup>  |
| Number of Floors: | 1  |
| Bedrooms:         | 15   |
| Bathrooms:        | 5  |
| Price:            | 1.00 €   |
| Updated:          | Apr 15, 2024   |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1994 |
| Last renovation: | 2010 |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | B |
|--------------------|---|



### Parking

|         |     |
|---------|-----|
| Garage: | yes |
|---------|-----|

Number of parking spaces: 7  
Covered parking space: yes

## Description

Description:

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. On one of Pula's hills is located this imposing property of 7750 m<sup>2</sup>, of which 5000 m<sup>2</sup> is building land. The property consists of 2 houses, a large garden, a swimming pool, a pond, a small stream and a garden full of Mediterranean plants. 1. The house is a one-story house with a dining room and kitchen, a living room, 3 bedrooms and a bathroom. Outside there is a summer terrace with a barbecue. 2. The house is a one-story building with a large tavern and a fireplace on the ground floor, which can accommodate over 30 people, which creates a premise for hospitality. The ground floor also contains a wine cellar, a room with toilets, a utility room and an oil cellar. There is also an apartment with kitchen and dining room, living room, bedroom and bathroom. There are two identical apartments on the first floor, consisting of a kitchen with a dining room and a living room, 2 bedrooms, a bathroom and a large terrace with a wonderful view of the city. Each house has its own separate driveway and parking spaces. There are also 4 covered garages for family and agricultural vehicles. The idyllic surroundings are complemented by a large swimming pool, and in the immediate distance there is a pond with a small stream flowing into it. As a special attraction, there is also a silo building that has 3 studio apartments and adaptation has started. \*\*\* SPECIAL OFFER: ANOTHER 27,000 M<sup>2</sup> OF AGRICULTURAL LAND WITH OLIVE GRANDS AND VINEYARDS IS FOR SALE IN ADDITION TO THE PROPERTY WITH A 42 M<sup>2</sup> FACILITY ALL TOGETHER IN A PACKAGE FOR €2,500,000. \*\*\* ID CODE: IS106063

## Additional contact info

Reference Number: 447307  
Agency ref id: IS106063