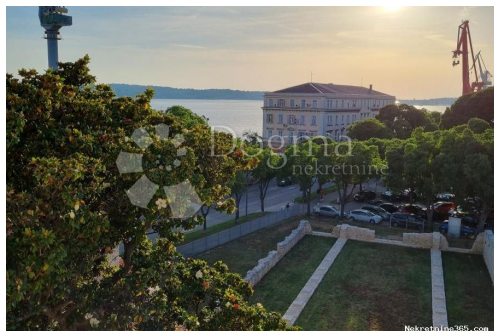


## Zgrada...poslovna prilika za Hostel, Pula, House



### 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  
Fax: +385 51 341 081  
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:            | Zgrada...poslovna prilika za Hostel |
| Property for:     | Sale                                |
| House type:       | detached                            |
| Property area:    | 40 m <sup>2</sup>                   |
| Number of Floors: | 4                                   |
| Bedrooms:         | 6                                   |
| Bathrooms:        | 3                                   |
| Price:            | 1.00 €                              |
| Updated:          | Apr 15, 2024                        |

### Location

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

### Permits

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

### Description

|              |  |
|--------------|--|
| Description: | <p>Pula, the largest city of the Istrian County, lies on the southwestern part of the Istrian peninsula in a well-protected bay. The town has a long tradition of winemaking, fishing, shipbuilding and tourism, and is also a transit port. Pula has been the administrative center of Istria since Roman times. In the very center of Pula, a building with a 4th floor and business space on the ground floor is for sale. The building has a floor plan area of 40 m<sup>2</sup> and each floor is a separate residential unit connected to each other by a staircase. The apartment on the 1st floor has an area of 39.2 m<sup>2</sup> and consists of a living room, kitchen, hallway, bathroom, bedroom and terrace. The second and third floors have a similar arrangement of rooms, but the only difference is that from the third floor there is direct access from the apartment to the 4th floor, which has a bedroom and a terrace with a wonderful view of the Pula Bay. The building was built before 1968 and is considered to have been built on the basis of a valid building permit. A gas installation was brought to the building. The accommodation and spatial concept of the building offer a qualified investor the opportunity to turn this building, with</p> |
|--------------|--|

certain adaptation, into a possible hostel or apartments for rent. The city center is crying out for this type of accommodation, considering that Pula is becoming an increasingly desirable and sought-after place for both temporary and permanent residence. The opportunity is here...it's your turn... ID CODE: IS1507325

### **Additional contact info**

Reference Number: 463884  
Agency ref id: IS1507325