

Vila sa dodatnim apartmanima te izuzetnim potencijalom, Pula, House



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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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:	Vila sa dodatnim apartmanima te izuzetnim potencijalom
Property for:	Sale
House type:	detached
Property area:	500 m ²
Lot Size:	2100 m ²
Bedrooms:	22
Bathrooms:	6
Price:	1,200,000.00 €
Updated:	Apr 15, 2024

Condition

Built:	1985
Last renovation:	2012

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

Description

Description:	Pula is the largest city of the Istrian County and as such is also the center of all
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events, culture and economy. The city, which is about 3000 years old, has a long history and an invaluable cultural heritage that dates back to the time of the Romans, for whom Pula was extremely important. It is located in the very south of the beautiful peninsula and is a city that is surrounded by the sea on all sides, known for the beautiful beaches that surround it, fishing, winemaking and excellent local gastronomic offers. Pula is a city tailored to people, both for young people looking for fun and entertainment, as well as for people looking for peace and enjoying the beautiful sunsets that are offered from the beautiful hills and viewpoints by the sea. In a quiet location, only 1000m from the magnificent Arena and the city center, is this beautiful villa with additional, accompanying apartments. The main house, the villa, consists of a basement, ground floor, first floor and second floor. In addition to the house itself, there are two additional smaller and two additional "bungalow" units, that is, a separate building consisting of two additional apartments. The yard of the house has an area of 2100m² and it has a beautifully landscaped environment, with lots of greenery and various Mediterranean plants, as well as a large swimming pool of 50m². The main building - a villa The house as such is of a detached type, it consists of a basement, ground floor, first floor and second floor. In the basement there are several spaces, such as a tavern for gatherings with a fireplace, a toilet, a garage, a warehouse, a storage room, a bunker, an engine room with a boiler for central heating and a number of additional rooms that can be used for various purposes. The ground floor consists of a large entrance area, a hallway, a bathroom, a large kitchen with a dining room and an exit to the terrace that accompanies the entire building, a spacious living room with a fireplace and an exit to a covered terrace that is connected to the sunbathing area and swimming pool. The first floor is accessed by an internal staircase and there are three spacious bedrooms, two of which have exits to the balcony, a large hallway that connects them to a large bathroom. The second floor, also the last, consists of two additional bedrooms, a bathroom, an additional living room and a large covered terrace. Apartment 1 The apartment is next to the house and consists of an entrance hall, kitchen with dining room and living room, bathroom and one bedroom. Apartment 2 It is also located next to the house, connected to the first apartment, and consists of an entrance area, a long corridor, a kitchen with a dining room and a living room with access to a covered terrace, a bathroom and two bedrooms. Bungalow - apartment 1 A bungalow or an apartment is a separate unit that is not attached to the house. It consists of a hallway, two bedrooms, each with its own bathroom, and a kitchen with a dining room and a living room with access to a covered terrace. Bungalow - apartment 2 A bungalow or an apartment is a separate unit that is not attached to the house. It consists of a hallway, two bedrooms, each with its own bathroom, and a kitchen with a dining room and a living room with access to a covered terrace. Both bungalows also have their own parking spaces and a swimming pool that is used together with the other apartments and the house. The approach to the bungalows is separate and can be accessed by car from the lower side of the building. An additional convenience and advantage of this entire complex is that it is located in an extremely quiet location. Namely, the house with all the accompanying

facilities is located on the last line of the urbanization, so 3/4 of the surrounding land is used for agriculture, which ensures additional peace without worrying that something additional will be built right next to the house. On one side, it borders the road and other houses, but that line is quite far from the house itself, considering that there is still a part of the yard, an entrance area with a parking lot, and an access road in between. The property represents a real opportunity considering the huge amount of accommodation available in it. The house is of high construction quality, as are the accompanying contents and facilities. A future buyer who recognizes the potential of this complex can turn it into an excellent business and quickly recover the investment. For any additional questions and/or arrangements for sightseeing, please contact: Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: claudio.mezzalira@dogma-nekretnine.com Gabrijela Lovrinović Asistent u posredovanju Mob: 097 7617 229 Email: gabrijela.lovrinovic@dogma-nekretnine.com ID CODE: IS1507537

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