

## Pula centar - prodaja stana 120 m2 sa posebnim apartmanom i parkirnim mjestom, Pula, Flat



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
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Email:  
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Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Pula centar - prodaja stana 120 m2 sa posebnim apartmanom i parkirnim mjestom
Property for:	Sale
Property area:	120 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	2
Price:	439,000.00 €
Updated:	Jul 28, 2023

### Condition

Condition:	Newly adapted
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### Location

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



## Additional information

Infrastructure: Water, Air conditioner, Gas, Sewage  
Energy efficiency: In preparation

## Parking

Garage: yes  
Number of parking spaces: 1

## Description

Description: We offer for sale an apartment and a small apartment in a prime location in the center of Pula in a commercial and residential building on the 2nd floor. The large apartment has a living area of 90m<sup>2</sup> and next to it on the same floor there is a separate apartment of 30m<sup>2</sup>. The small apartment has a separate entrance from the main apartment. It is completely renovated and ready to rent. The small apartment consists of a bedroom, a bathroom, a living room and a mini kitchen. The room layout of the large apartment is as follows: hallway, living room, kitchen and dining room, anteroom and bedroom with wardrobe, bathroom, toilet. The apartment has a balcony. The communal courtyard is used by tenants and users of business premises to park vehicles. Renters have a key to access the yard to park a vehicle. There is a chimney in the apartment and the heating is central with gas and takes place via a gas wall-turbine boiler and a radiator. This is a very attractive location making our property highly desirable for both living and rental. The apartment is located right in the old town center and the future owners will have all the city's facilities and amenities in the immediate vicinity. Certainly a valuable investment that returns the invested capital in a short time. Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded. Custom ID: E-156 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

## Additional contact info

Reference Number: 469550

Agency ref id: E-156  
Contact phone: +385 (98) 939-9652