

## ISTRA, PULA Rijetkost! Stan s konobom i dvorištem na traženoj lokaciji!.

### Pula, Flat



#### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, PULA Rijetkost! Stan s konobom i dvorištem na traženoj lokaciji!
Property for:	Sale
Property area:	167 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	2
Price:	410,000.00 €
Updated:	Jun 22, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Covered parking space:	yes
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### Description

Description:	<p>ISTRIA, PULA A rarity! An apartment with a tavern and a yard in a sought-after location! A rarity on the market for sale in a quiet and residential part of Pula! It is a real estate with a total of 167.41 m<sup>2</sup>, which in reality is divided into two residential units, each with its own separate entrances. On the ground floor there is an apartment of 76 m<sup>2</sup> consisting of a hallway, a living room with access to a covered terrace, a kitchen with a dining room, three bedrooms, a bathroom and a toilet. The apartment is equipped with beautiful and high-quality furniture, and the property is in excellent and well-preserved condition. It has security doors, two air conditioners, and gas underfloor heating in the entire apartment, and there is the option of wood or pellet heating. The external staircase leads to another living space, which is run as a tavern, but is decorated and functions as an apartment. It consists of a hallway, kitchen with dining room, living room, two bedrooms, bathroom and toilet. From the living room there is access to the garden of approx. 80 m<sup>2</sup>, which has a covered terrace with a grill. The property has two parking</p>
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spaces, one of which is covered. This concept offers the possibility of living for a larger family, as well as the opportunity to rent, and the location is very rewarding because a few minutes' walk away there are various facilities needed for everyday life. The air distance from the first beaches is 3.5 km. The seller is a legal entity. No encumbrances Operating license Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 20500

### **Additional contact info**

Reference Number: 475981

Agency ref id: 20500