

## PULA, VALDEBEK - Apartmanska kuća na atraktivnoj lokaciji, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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:	PULA, VALDEBEK - Apartmanska kuća na atraktivnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	499 m <sup>2</sup>
Lot Size:	386 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	20
Bathrooms:	6
Price:	970,000.00 €
Updated:	Jun 22, 2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
--------------------	----

### Heating

Central heating:	yes
------------------	-----

### Parking

Number of parking spaces:	4
---------------------------	---

### Description

Description:	ISTRIA, PULA - Apartment building in a quiet and interesting location Pula is the
--------------	---

largest city of the Istrian County located in the southwestern area of the impressive landscape of the Istrian peninsula and is characterized by an interesting cultural and historical heritage, beautiful nature and long beaches that take your breath away. The city developed partly under and partly on seven hills. A moderately warm climate with mild winters and warm summers prevails, so it is an ideal place for potential property owners who will be able to enjoy them all year round. Only 5 minutes drive from the city center in a dead-end and quiet street, there is a detached building with 2 smaller and 2 larger two-story apartments. It is organized in such a way that there are two smaller residential units on the ground floor, each with 2 bedrooms, bathroom, kitchen, dining room and living room with access to the terrace. On the first floor there are two additional two-story residential units; The 1st apartment on the first floor consists of 1 bedroom, bathroom, kitchen and living room with access to the balcony, while in the high attic there are 4 more bedrooms and one bathroom. The second apartment on the first floor also consists of 1 bedroom, bathroom, kitchen and living room with access to the balcony, and on the second floor there are 3 more bedrooms and 1 bathroom. The entire building is equipped with gas central heating as well as each residential unit with one air conditioner. Each apartment has its own meter for gas and electricity, while it is possible to install control meters for water, the same was foreseen by the owner. A parking space is provided for each apartment in the building's yard, but the same building has another smaller part of the green area of approximately 120 m<sup>2</sup> that can be used as an extension of the parking lot, children's playground or similar. Due to its location and equipment, it is an excellent opportunity for all those who are looking for a building for rent or as an option for dividing residential units and potentially reselling them. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 19771

### Additional contact info

Reference Number: 479338  
Agency ref id: 19771