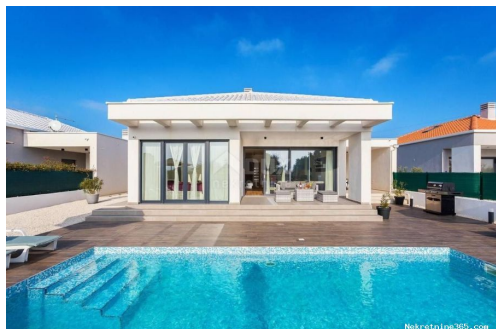


## ISTRA, PULA- Moderna prizemnica na top lokaciji!, Pula, House



### 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- Moderna prizemnica na top lokaciji!
Property for:	Sale
House type:	detached
Property area:	215 m <sup>2</sup>
Lot Size:	591 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	780,000.00 €
Updated:	Nov 04, 2024

### Location

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

### Permits

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



### Parking

Garage:	yes
Number of parking spaces:	4

### Description

Description:	ISTRIA, PULA - Modern single-family house in a great 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 is this beautiful Villa surrounded
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by nature, greenery and houses for living or vacationing. A modern single-storey house with a total area of 215 m<sup>2</sup> of living space consists of an entrance hall, an open space room in which a modern and equipped kitchen with a dining area and a sunny living room, ideal for spending time with family and friends, from which there is a direct exit to the outdoor covered terrace with seating. Equally separated from the space for everyday life are four bedrooms, three of which have their own bathroom, while all offer communication with the garden where the swimming pool is located. A special part of the property is the garden, which, in addition to the 38m<sup>2</sup> swimming pool, sunbathing area and beautiful garden, also contains an outdoor kitchen. The villa is also equipped with a storage room, a guest toilet and a 40m<sup>2</sup> garage designed for two cars. All rooms are interconnected, and the property is fully furnished with quality furniture and is being sold as such. Each room is air-conditioned with inverter air conditioners and other heating options are provided. An interesting piece of information is the possibility of raising a floor where the installations have already been installed, if the future owner decides. During construction, the current owners paid attention to every detail, and the villa will certainly not leave you indifferent, it is ideal for all those who want their own private corner of paradise in a peaceful environment, but can still enjoy a relaxed and modern lifestyle close to various shops, restaurants, cafes, promenades and much more. But it also represents an ideal opportunity for all those who are looking for the option of their own tourist investment with a safe return on their investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22260

### Additional contact info

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