

## ISTRA, PULA - Apartmanska kuća s bazenom i uređenom okućnicom, Pula, House



### Seller Info

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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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 - Apartmanska kuća s bazenom i uređenom okućnicom
Property for:	Sale
House type:	detached
Property area:	415 m <sup>2</sup>
Lot Size:	843 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	14
Bathrooms:	9
Price:	1,040,000.00 €
Updated:	Jun 26, 2024

### Condition

Built:	2008
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	C
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### Heating

Central heating:	yes
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### Parking

Garage: yes  
Number of parking spaces: 7

## Description

Description:

ISTRIA, PULA - Apartment house with a swimming pool and landscaped garden  
In a quiet area of the city of Pula, in a dead end street, only 250m from the main road, this apartment house with a swimming pool and landscaped garden is located. The house consists of 3 floors: the ground floor with an area of 160.92 m<sup>2</sup>, the first floor with an area of 128.32 m<sup>2</sup> and a high attic with an area of 124.46 m<sup>2</sup>. On the ground floor there is a furnished and equipped family apartment with two bedrooms and one apartment with one bedroom. On the first floor, there are three renovated, fully equipped and furnished apartments categorized and used as a tourist rental. One studio apartment, and the other two apartments consist of a kitchen with a living room and a dining room, one bedroom, a bathroom and a terrace. The attic is currently in a high roh-bau phase with the possibility of arranging two apartments with separate entrances. There is a 32 m<sup>2</sup> swimming pool on the fenced and landscaped garden, which has preparation for a heated pool, solar shower, barbecue and parking spaces for 7 vehicles. The house also has a garage of approx. 40 m<sup>2</sup> for 2 cars, which is unfurnished, and a basement of approx. 25 m<sup>2</sup>, which is also unfurnished. This property is extremely interesting because of the possibility of family life with an additional source of income or just as an investment in the business of tourist rentals. It is located in a quiet area, but near the ring road, only 1.5 km from the city center and the same distance from the sea and beaches. The bus stop is a few minutes' walk away. Distance to the highway: 6km Distance to the airport: 9km  
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: 22312

## Additional contact info

Reference Number: 500734  
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