

## PULA, ŠIJANA, KUĆA NA 3 ETAŽE SA POSLOVNIM PROSTORIMA.

### Pula, House



#### Seller Info

Name: Sandra Modrušan  
First Name: Sandra  
Last Name: Modrušan  
Company: Residence nekretnine  
Name:  
Service Type: Selling and renting  
Website: <https://www.residence.hr>  
Country: Croatia  
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Real estate agency  
RESIDENCE is present at domestic and international market. We have a wide selection of supply and demand,

and our clients are quided by  
experienced team of  
professionals.

We offer a large number of real  
estates of which only one part  
you can see on these pages.

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## Listing details

### Common

Title:	PULA, ŠIJANA, KUĆA NA 3 ETAŽE SA POSLOVNIM PROSTORIMA
Property for:	Sale
House type:	in sequence
Property area:	583 m <sup>2</sup>
Lot Size:	448 m <sup>2</sup>
Bedrooms:	13
Bathrooms:	4
Price:	725,000.00 €
Updated:	Jul 25, 2023

### Condition

Condition:	Kept
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Infrastructure:	Water, Air conditioner, Gas, Sewage
Energy efficiency:	C

## Description

Description:

Pula, Šijana, beautiful house with 2 office spaces, total gross area of 568.68 m<sup>2</sup>. The house consists of a ground floor, first and second floor. On the ground floor there are two office spaces, with a total gross area of 187.95 m<sup>2</sup>. The first smaller one consists of an entrance hall, 2 rooms and a toilet. Another slightly larger office space consists of an entrance hall, storage room, 2 rooms and a toilet. Business premises have the possibility of access directly from the street - sidewalk. On the first floor are two apartments with a total gross area of 187.92 m<sup>2</sup>. The first apartment consists of a hallway, living room, bathroom, room with access to a closed terrace, kitchen which also has access to a closed terrace and a common terrace. The apartment is air conditioned. The second apartment consists of a hallway, bathroom, 2 bedrooms, living room with access to an enclosed terrace, kitchen with access to an enclosed terrace and a shared terrace. The apartment is air conditioned. If necessary, the apartments can be connected to form a single unit and are also suitable as office spaces. On the second floor is an apartment with a gross area of 184.81 m<sup>2</sup>, and consists of 2 entrance halls, living room, kitchen, pantry, 3 bedrooms, one of which has access to the loggia, and two to the terrace, 2 bathrooms and 2 terraces overlooking the yard. The apartment has 2 separate entrances on the staircase, so it can be converted into 2 units or 2 separate apartments. Air conditioned. City gas. Separate electricity, water and gas meters. Energy class: C Beautifully landscaped yard with a total area of 448 m<sup>2</sup>, with 2 terraces, garden stone barbecue and automatic irrigation of the garden which is decorated with Mediterranean vegetation. In the garden there is an auxiliary building, gross area of 22.50 m<sup>2</sup>, with a roof height of 3.25 m. Close to all amenities and the Amphitheater. Custom ID: k2886 Energy class: C

## Additional contact info

Reference Number: 507679  
Agency ref id: k2886  
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