

## ISTRA, PULA - Renovirana apartmanska kuća na neponovljivoj lokaciji, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Renovirana apartmanska kuća na neponovljivoj lokaciji
Property for:	Sale
House type:	detached
Property area:	210 m <sup>2</sup>
Lot Size:	682 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	4
Price:	780,000.00 €
Updated:	Nov 09, 2024

### Condition

Last renovation:	2023
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### Location

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

### Permits

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

### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
Number of parking:	3

spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, PULA - Renovated family apartment house located in a unique location! In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. 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. This quality family apartment house with a total of 160m<sup>2</sup> of living space divided into two floors with two smaller studio apartments and one larger 2SS+DB apartment + auxiliary building of 40m<sup>2</sup> in the yard is located in one of the most sought-after locations in the city of Pula. The space is organized so that there are two smaller studio apartments on the ground floor, each of which has its own kitchen, sunny living room with access to the outdoor terrace and yard, as well as a bathroom. An external staircase leads to the upper floor, where there is a 2SS+DB apartment with its own separate kitchen and dining room, a larger sunny living room from which there is an exit to the outdoor covered terrace that stretches the length of the entire floor, then there are two separate bedrooms in the private part one of which has its own balcony, then one bathroom and an anteroom as a laundry room. Each apartment is equipped with its own new and newly installed air conditioners, as well as completely new PVC joinery. The entire house is in the final stages of renovation and preparation for the season, it will be fully equipped and is being sold as such. The land on which the house is located is 682m<sup>2</sup>, of which 525m<sup>2</sup> is left as a yard, which means that the garden itself, which is normally full of plants and beautiful paths, has enough space left for additional content such as a swimming pool, sunbathing area and summer kitchen, as well as enough space for greenery. and space for rest and fun with friends and family. In the garden, which is completely fenced and hidden from view, there is enough parking space for 4 cars, i.e. one parking space in a larger garage of 35 m<sup>2</sup>, then one covered and two uncovered parking spaces. What makes this facility even more interesting is auxiliary building of 45m<sup>2</sup> which can be used as an additional separate accommodation unit with its own bathroom, kitchen, living room and bedroom or in fact it can represent an opportunity for its own tavern as an ideal place for fun and relaxation with friends and family during the colder period of the year. An additional special feature of this property is its attractive and highly sought-after location, it is located only 300m from the sea, famous beaches and promenades, then only 3 minutes from shops, restaurants, cafes and all the other necessary facilities for a quality family life or a quality tourist offer. The ownership is pure 1/1 and without financial burden. 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: 21654

## Additional contact info

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