

ISTRA, PULA, CENTAR - Luksuzan neponovljiv stan s 3 zasebne jedinice, Pula, Flat



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
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, CENTAR - Luksuzan neponovljiv stan s 3 zasebne jedinice
Property for:	Sale
Property area:	140 m ²
Floor:	1
Number of Floors:	3
Bedrooms:	4
Bathrooms:	3
Price:	467,000.00 €
Updated:	Sep 29, 2024

Condition

Built:	1930
Last renovation:	2021

Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	B
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Heating

Central heating:	yes
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Description

Description:	ISTRIA, CENTAR, PULA - Luxury apartment divided into 3 independent units in the strict center of the city In the historical center of the city of Pula, there is a completely renovated apartment with a total of 140.45 m ² of living space, which is smartly and adequately divided into 3 independent residential units. The apartment
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is located on the first floor of an older renovated and maintained Austro-Hungarian building, which consists of a total of 4 apartments. The building is quiet and ideal for safe family coexistence, but considering the attractiveness of its location, this apartment represents an ideal opportunity for tourist investment with a safe return on investment. Organization of the space: The space is organized so that the central part of the apartment is occupied by a private larger corridor with high ceilings that belongs to this apartment, all three separate residential units are separated by the same corridor, and private access to each of the residential units extends through the same corridor. Residential unit #1: It is a larger residential unit of 42m², which consists of an "open space" area in which a modern and fully equipped kitchen with a dining room and a living room are located. From the same space, there is an exit to the larger outdoor balcony, which offers a view of the historic city of Pula. This residential unit also has its own bedroom and its own bathroom. Residential unit #2: It is a smaller studio apartment with a total of 30m² of living space, which consists of one larger "open space" space in which there is a living room/ bedroom, then dining room and functional kitchen. This studio apartment also has a separate private bathroom. Housing unit #3: It is a second studio apartment with a total of 28m² of living space, which also consists of a larger "open space" area in which there is a living room/bedroom, then a dining room and a functional kitchen. This studio apartment also has a separate private bathroom. The entire apartment, i.e. all three residential units, have been completely renovated and decorated with attention to every small detail. It is a high-quality apartment that can be repurposed or used exactly as it is currently designed. Additionally: * From the same main corridor, there is a separate access to a room intended for social gatherings and entertainment, from which there is an exit to a private outdoor terrace of approx. 48m². The same room can be converted into a 4th residential unit or can be used as an office, playroom, tavern and similar. * The apartment also has an additional separate toilet that is used for guests or staff + additional storage * Ceiling ventilation with smart and modern technological solutions has been implemented in all residential units, the apartments are air-conditioned and categorized. * Thermal and sound insulation of 12 cm is installed on the inside of the walls. * Insulation was installed on the floor. * Three-layer glass filled with gas was installed in all units * An additional 200l auxiliary boiler for hot water was installed, which ensured that regardless of the number of people in the apartment, there is always hot water * All bathrooms are equipped with underfloor heating * A smart locking system was also installed which can be used via smartphone For any additional information, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 23933

Additional contact info

Reference Number: 516139
Agency ref id: 23933