

## ISTRA, PULA - kuća sa tri stana i poslovnim prostorom!, 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 - kuća sa tri stana i poslovnim prostorom!
Property for:	Sale
House type:	detached
Property area:	467 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	8
Bathrooms:	5
Price:	1.00 €
Updated:	Jul 01, 2024

### Condition

Built:	1997
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Description

Description: Pula, as the largest city on the Istrian peninsula, offers a variety of attractions for culture lovers. The rich plan of its three-thousand-year-old history, where every step you take through the old city is remarkable, begins and ends with the magnificent and well-preserved Roman amphitheater. Located under seven hills, overlooking the Adriatic, the untouched natural environment of Pula is magical. Known for its mild climate and clean, beautiful sea, Pula also has a long tradition of winemaking, fishing and shipbuilding. It is also home to many ancient Roman buildings. The modern development of the city encourages many guests to visit and enjoy numerous festivals, events, beautiful beaches and top-quality local

delicacies. Just a few minutes away from the center of Pula, there is a family house with a total area of 467 m<sup>2</sup> built on a plot of 645 m<sup>2</sup>. The house is split level. On the ground floor of the house there is a commercial space - a restaurant consisting of a porch, restaurant, office and counter, three vestibules, sanitary facilities, bar, five toilets, staircase, kitchen, shower, cloakroom, terrace, total area 236.41 m<sup>2</sup>. On the first floor there is an apartment consisting of a hallway, entrance hall, pantry, toilet, kitchen and dining room, two terraces, living room, three bedrooms, bathroom, total area 114.10 m<sup>2</sup> and an apartment consisting of a hallway, bathroom, kitchen and dining room, bedroom and living room, hall, terrace, total area 60.37 m<sup>2</sup>. On the second floor there is an apartment consisting of a hallway, bathroom, kitchen and dining room, bedroom and living room, hall, terrace, total area 56.46 m<sup>2</sup>. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovnja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovnja)  
ID CODE: 24240

### Additional contact info

Reference Number: 517620

Agency ref id: 24240