

## ISTRA-PULA dva stana u centru grada 76m2, Pula, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 dva stana u centru grada 76m2
Property for:	Sale
Property area:	76 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Garden area:	100 m <sup>2</sup>
Terrace area:	8 m <sup>2</sup>
Price:	230,000.00 €
Updated:	Jul 02, 2024

### Condition

Built:	1965
Last renovation:	2012

### 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:	In preparation
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### Heating

Central heating:	yes
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### Description

Description: In Pula, in the very center of the city, in a quiet location, two apartments with a total area of 76m<sup>2</sup> are for sale. The apartments have a terrace and a garden of 100m<sup>2</sup>. They are located on the ground floor of the family house. The apartments are currently separated and are used as apartments for tourist purposes. The first apartment is a studio and consists of a kitchen, bathroom and one bedroom. The

second apartment consists of a kitchen with a dining room, a bathroom and one bedroom. Apartments have a categorization. Both apartments are air-conditioned. Another possibility is central heating with heating oil, and there is also the possibility of city gas. The exterior carpentry is PVC, while the interior is made of solid oak wood. The floors are covered with ceramics. Dear clients, viewing the property is only possible with a signed brokerage contract, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Real Estate Brokerage. Agency "DUX NEKRETNINE" as an authorized Real Estate Broker, for mediation services at the time of conclusion of the Pre-Contract or Contract: - both from the BUYER and from the SELLER, it charges an intermediary fee in the amount of 3% + VAT of the AGREEMENT PURCHASE PRICE Real estate tax in Croatia, it is a one-time 3%. ID CODE: 24361

### Additional contact info

Reference Number: 518674

Agency ref id: 24361