

## ISTRA, ŠTINJAN - Dvoetažni stan sa pogledom na more!, Pula, Flat



### 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, ŠTINJAN - Dvoetažni stan sa pogledom na more!
Property for:	Sale
Property area:	100 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	141 m <sup>2</sup>
Balcony area:	4 m <sup>2</sup>
Price:	260,000.00 €
Updated:	Jul 03, 2024

### Condition

Built:	1980
Last renovation:	2003



### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, ŠTINJAN - Apartment with a beautiful view of the mountains! We mediate in the sale of a two-story apartment with an area of 100 m <sup>2</sup> (NKP), actual area of 132 m <sup>2</sup> . It is located on the first floor and attic of the family house. On the first floor, 24.55 m <sup>2</sup> , there is a living room with a fireplace (there is a suitable chimney). The internal stairs lead to the apartment on the mansard, from where
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there is a beautiful view of the Brijuni Islands and a large part of Istria (west/north), and of untouched nature from the bedroom balcony (east/south). The apartment consists of two bedrooms, hallway, two terraces, living room, kitchen with dining room, bathroom with toilet. The mansard space is fully furnished and is being sold as such. It is equipped with three air conditioners, two satellite and terrestrial antennas each. Complete carpentry is recent PVC, as well as two Velux skylights. The installation with central heating radiators (it is necessary to install a stove) was also carried out in the common boiler room on the ground floor of the house. The corresponding part of the garden is 141 m<sup>2</sup>, on which there is a new garden house of 10 m<sup>2</sup>. The house is oriented on all four sides of the world and is located in a quiet cul-de-sac. The apartment also has one parking space (uncovered). The property is only 1200m from the sea and 5km from the center of Pula, and is located in a quiet, dead-end street. Ideal for a quiet family life or as an investment for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 24640

### Additional contact info

Reference Number: 522241  
Agency ref id: 24640