

ISTRA,PULA -Luksuzni smart home stan u centru 130 m2!, 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
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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 -Luksuzni smart home stan u centru 130 m2!
Property for:	Sale
Property area:	130 m ²
Floor:	2
Number of Floors:	4
Bedrooms:	4
Bathrooms:	2
Terrace area:	11 m ²
Price:	456,085.00 €
Updated:	Jul 03, 2024

Condition

Newbuild:	yes
Built:	2023

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

Elevator:	yes
Energy efficiency:	A

Heating

Central heating:	yes
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Description

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ISTRIA, PULA - Luxury smart home apartment in the center 130m2! In the center of the city, in an attractive location, we offer about 20 luxury smart home apartments with a size of 50-130m2. On the second floor, there is a three-room apartment consisting of 2 corridors, 2 bathrooms, a toilet, 3 bedrooms (11m2, 15m2 and 19m2), a kitchen with a dining room and a living room (41m2) and a loggia (11m2), with a total area of 130, 31m2. The parking space is purchased separately, the price of the outdoor PM is €15,000, while the covered PM is €20,000. PMs for the disabled are also planned. EQUIPMENT OF THE APARTMENT: The floors of the rooms, living room and dining room are covered with oak parquet of the first class of modern appearance, dimensions 1800-2200 x 140-180 x 14 mm. The floors of the kitchen, toilet, bathroom and entrance hall are covered with class I ceramic tiles of large dimensions 90 x 90 and 60 x 120 and 120 x 120 cm, and the loggia with anti-slip ceramic tiles. The complete sanitary equipment is of high quality from the renowned manufacturer Grohe - walk-in shower with ceramic tiles of larger dimensions and under-plastered faucets for a shower tub with a rose and a shower set. - sink mounted on a slab with a mixer tap. - built-in cistern with designer button. The heating is underfloor gas with Vaillant brand boilers. All rooms in the apartments are equipped with inverter air conditioning units with remote and "WIFI" control in each room. All apartments will be equipped with a built-in central vacuum cleaner System Air Wally System "smart home" with a central multifunctional Tablet that includes an intercom installation with a camera and voice control of the application functions in the Croatian language. 1. Light control 2. Smart wake-up system 3. Programming of air conditioning and heating system 4. CO and smoke sensor 5. Security sensors for anti-burglary protection 6. Video intercom 7. Sensors for electricity consumption, etc. Exterior joinery is aluminum glazed iso 3 -layered LOW-e glass 4.45 cm filled with argon with electric blinds and built-in mosquito nets. The possibility of remote control of blinds via the BeeHive SG app. The entrance door is anti-burglary with additional sound insulation and double self-lowering seals that reduce the air permeability of the door. The interior joinery will be made of smooth doors with infill Energy class A Estimated completion 7/2023 Dear clients, the agency commission is charged in accordance with the General Business Terms and Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 24786

Additional contact info

Reference Number: 522866
Agency ref id: 24786