

## Stan u zelenoj oazi u centru grada, Pula, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Stan u zelenoj oazi u centru grada
Property for:	Sale
Property area:	161 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	6
Bathrooms:	2
Garden area:	1000 m <sup>2</sup>
Balcony area:	8 m <sup>2</sup>
Price:	530,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1880
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### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
Number of parking spaces:	1
Covered parking space:	yes

### Description

**Description:**

This beautiful apartment located in the center of Pula offers an incredible combination of historical charm and modern comforts. Located in an Austro-Hungarian villa, it spans the entire second floor, providing a spacious and comfortable living space. It consists of a total of six rooms, which provides enough space for a family or several people sharing an apartment. In addition, there is a kitchen, a room, a bathroom, an entrance hall, a corridor and a balcony with a beautiful uncovered terrace. The original woodwork has been well preserved, which further adds to the charm of the space. The underfloor heating in the bathroom is particularly noteworthy, which provides additional comfort during the colder months. The ceiling height of over 3.5 meters creates an airy and imposing impression of the space. One of the most impressive features of the apartment is the view of the stage of the Little Roman Theater. This beautiful backdrop provides a unique atmosphere and added value to the space. There is a possibility to allocate an additional apartment with its own entrance and balcony, which makes this property even more flexible. The backyard with a garden oasis is large, providing space to relax outdoors and enjoy the nice weather. The wall thickness of more than 50 cm contributes to the insulation and preservation of the authenticity of this villa. The location of the apartment is exceptional, just a 2-minute walk to the Golden Gate and 5 minutes to the Arena. In addition to the apartment, there is also a garage for a car and one for a larger motorcycle, which makes life in the city center even easier. This property represents a rare opportunity to live in a space that combines historical charm with modern comforts and can be considered a real jewel in the heart of Pula. ID CODE: IS1509831

**Additional contact info**

Reference Number: 523048  
Agency ref id: IS1509831