

## Pula, moderna zgrada sa 4 stana blizu centra, Pula, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
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City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
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52440 Poreč

### Listing details

#### Common

Title: Pula, moderna zgrada sa 4 stana blizu centra  
Property for: Sale  
House type: detached  
Property area: 364 m<sup>2</sup>  
Lot Size: 383 m<sup>2</sup>  
Number of Floors: 4  
Bedrooms: 14  
Bathrooms: 8  
Price: 1,900,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2019

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula

City area: Kaštanjer  
ZIP code: 52100



## Permits

Building permit: yes

## Additional information

Energy efficiency: A+

## Description

Description: Pula In the vicinity of the Pula Center only 10 minutes walk to the Old Town and the market there is a new residential building with 4 apartments and a large roof terrace of modern architecture. It is located in a quiet street in a quiet neighborhood not far from the shops and other contents. It was built as a residential building for a tourist or long-term rent and can also serve as a holiday home for a larger family. Modern architecture, quality equipment and furniture, landscaped environment and peaceful neighborhood make this building a good investment opportunity. The building is different from today's new building on the large terraces of each apartment, a landscaped garden with pantries and a large roof terrace that looks to the whole city. On the ground floor there are two apartments each with 2 bedrooms, 2 bathrooms, living room with kitchen, dining room and terrace. On the 1st and 2nd floor there are two comfortable identical apartments with 3 bedrooms, 2 bathrooms, comfortable living room with dining area and kitchen and a terrace that stretches over the entire width of the building. The terraces combine a lounge with a sun terrace and a covered lunch or dinner place. The center of enjoyment is definitely an intimate roof terrace on which all four apartments can use around 30m2 terrace for barbecue, sunbathing or enjoying a jacuzzi overlooking the city and the sunset. Heating and cooling is via air conditioners and through the apartments all installations were withdrawn to a technical room for a heat pump that would trigger central heating and for solar panels. There are also video surveillance and alarm installations. The building was built as a more family building and the future owner can store and sell apartments or it is possible to buy more families together. Along with the apartment, each owner receives one storage within the garden and a parking space. Special property with many opportunities for living or as an established rental business. ID CODE: 1001-100

## Additional contact info

Reference Number: 528679  
Agency ref id: 1001-100