

## Ekskluzivno - prostrana kuća na odličnoj lokaciji - PRILIKA!, Pula, House



### 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  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	Ekskluzivno - prostrana kuća na odličnoj lokaciji - PRILIKA!
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	312 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	3
Price:	350,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2007
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking spaces:	2

## Description

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EXCLUSIVELY OFFERED BY OUR AGENCY - A HOUSE IN A QUIET LOCATION CLOSE TO ALL AMENITIES - OPPORTUNITY!! This spacious house is located in a quiet and attractive location, only a few km from the city center and from beautiful beaches. In the vicinity of the house, there are smaller family houses, and this is how the whole settlement was formed. The house has a total living area of 200m<sup>2</sup> and is located on a plot of land of 312m<sup>2</sup>. The building consists of a ground floor and a first floor, as well as a studio apartment, a garage and a basement, which are located in the garden and form part of the property. The ground floor of the house consists of an entrance area and a hallway, a kitchen, a dining room with a living room that has access to a spacious terrace, one bedroom and a bathroom. Internal stairs lead to the first floor of the house, where there are three bedrooms, one of which has its own exit to the terrace, and a shared bathroom. Next to the house there is a studio apartment of 20m<sup>2</sup> which is categorized and is rented in the summer months. On the side of the house there is a garage in which a larger car can comfortably fit, and in front of it there is a neatly paved driveway where two more cars can fit. The house is completely surrounded by a wall and a forged fence that leaves a nice impression. The house is heated by means of central heating on radiators, and there are also two air conditioning units for cooling in the summer months. The house is a great opportunity to buy a property for living, considering the large area it offers and in which a larger family could comfortably live and enjoy, and with an additional apartment that can be kept for the current purpose or the same, depending on the configuration, can be turned into office or tavern for hanging out. The property also represents a very interesting investment for tourist purposes, given its outstanding location.

PROPERTY ADVANTAGES: - EXCELLENT AND QUIET LOCATION - 4 BEDROOMS - STUDIO APARTMENT (CATEGORIZED) - QUALITY PVC CARPENTRY WITH ALUMINUM GRILLS - CENTRAL HEATING - 2 AIR CONDITIONING UNITS - GARAGE + ADDITIONAL PARKING - QUALITY AND BEAUTIFULLY DECORATED HOUSE LOCATION: - 3 KM TO PULA CITY MALL - 6 KM TO BEAUTIFUL BEACHES - 4 KM TO THE CITY CENTER - 500m TO THE FIRST STORE - 5.5 KM TO MEDULINA - 6 KM TO THE AIRPORT IT IS ALSO IMPORTANT TO NOTE THAT EVERYTHING IS VERY WELL CONNECTED BY BUS LINES. THE PROPERTY REPRESENTS A REAL OPPORTUNITY CONSIDERING ALL OF THE ABOVE MENTIONED THINGS AND ESPECIALLY CONSIDERING THE RATIO OF THE PRICE TO THE OBTAINED, WHICH IS A REAL RARENESS ON THE MARKET! For all additional questions as well as an agreement about viewing the house, please contact: Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) Gabrijela Lovrinović Asistent u posredovanju Mob: 097 7617 229 Email: [gabrijela.lovrinovic@dogma-nekretnine.com](mailto:gabrijela.lovrinovic@dogma-nekretnine.com) ID CODE: IS1509942

## Additional contact info

Reference Number: 529562

Agency ref id: IS1509942