

## ISTRA, PULA - Moderna apartmanska kuća nadomak grada, Pula, House



### Seller Info

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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 - Moderna apartmanska kuća nadomak grada
Property for:	Sale
House type:	semi-detached
Property area:	305 m <sup>2</sup>
Lot Size:	185 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	2
Price:	420,000.00 €
Updated:	Jul 04, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, PULA - Renovated apartment house with 3 residential units, located
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close to the city center and beautiful beaches. This quality apartment house with 3 residential units is located in an ideal location, only 4 minutes' drive from the center of Pula. The house consists of 305m<sup>2</sup> of living space, which are divided into two floors. DESCRIPTION OF THE PROPERTY; On the ground floor of the house there is a spacious garage with 2 parking spaces, as well as the first smaller residential unit with a bedroom and a bathroom. Further, on the ground floor there is a spacious, beautifully decorated modern tavern with its own equipped kitchen, a smaller living room, and a larger dining table ideal for socializing and entertaining friends and family. From the tavern, there is also access to the cellar, which is an ideal wine storage. Next to the tavern, there is direct access to the outdoor covered terrace with a barbecue and a larger dining table, in front of which there is a spacious 32m<sup>2</sup> swimming pool with a sunbathing area. The external staircase further leads to the upper first floor where there are 2 apartments, namely; \* A smaller apartment with an area of 48.57 m<sup>2</sup>, which consists of a smaller entrance hall that leads us to an "open space" area with a kitchen and a living room with an exit to a spacious terrace. There is a functional wood-burning fireplace in the living room. The same apartment has 1 bedroom and 2 bathrooms. \* The second, larger apartment, represents the main residential unit of the house, which extends further through two floors, and consists of 111.63m<sup>2</sup> of living space. Thus, on the first floor of the apartment, there is a spacious entrance hall, on the first part of which there is a spacious living room with its own terrace, then there is also a separate kitchen with a dining room, and one bathroom. Further on, a wooden staircase located in the entrance hall leads to the upper floor of the apartment, where there is an additional bathroom, and 4 spacious and comfortable bedrooms, 2 of which have access to a shared terrace. DIVISION OF PREMISES; 1ST FLOOR; \* smaller 1BR+DB apartment of 48.57m<sup>2</sup> \* larger 4BR+DB duplex apartment of 111.63m<sup>2</sup> with terrace GROUND FLOOR; \* smaller residential unit of 63 m<sup>2</sup> \* tavern 32.89 m<sup>2</sup> \* boiler room 8.96 m<sup>2</sup> \* garage 34.63 m<sup>2</sup> CELLAR \* storage room/wine cellar 11.85 m<sup>2</sup> This is a property worthy of your attention, it is an ideal option for a family home or as a tourist investment option with considering the equipment and location. The house is located near all necessary facilities such as shops, beaches, restaurants, the city of Pula and other local settlements. For any additional information or questions, feel free to contact us with confidence! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24614

## Additional contact info

Reference Number: 531152  
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