

## ISTRA, PULA - 3SS+DB stan za renovaciju na atraktivnoj lokaciji, 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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - 3SS+DB stan za renovaciju na atraktivnoj lokaciji
Property for:	Sale
Property area:	73 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	4
Bathrooms:	1
Price:	260,000.00 €
Updated:	Aug 17, 2024

### Condition

Built:	1965
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### 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

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, PULA - 3BR+DB apartment for renovation in an attractive location In the very center of Pula is a spacious family apartment with 3 bedrooms on the first floor in one of the most sought-after locations in the city center. Located in an exclusive location, this apartment represents an opportunity for all those who are looking for the opportunity to create their own warm family home or for those who
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are looking for rare investment options for the purpose of tourist rental. The apartment is located on the first floor of a well-maintained Austro-Hungarian building in which the roof, facade and part of the staircase have recently been renovated. It has a total living area of 73.54 m<sup>2</sup>, inside which there is an entrance hall that leads us to the room where there is currently a dining room/living room with a small kitchenette, then one bedroom with a bathroom, and a larger space that is used as a bedroom. The same floor has a separate access to the second part of the apartment with another bedroom, a hall and a comfortable terrace with a view of the city. What is interesting about this apartment is; \* that it is very easy to make two residential units, considering that the apartment has two entrances from the building's staircase, or it is possible to simply change the layout of the apartment with adaptation, considering that almost all the walls in the apartment are partitions. \* the apartment also has its own private balcony, which is rare for the city center \* the apartment also has the right to use a common larger terrace at the back of the building as well as the right to use a common storage room for wood and a drying room at the foot of the building \* the location of the apartment is ideal for a peaceful and safe family coexistence, but also for the option of investment for tourist purposes, considering that the apartment is located in a frequent location. It is close to everything you need, such as shops, restaurants, cafes, schools, public transport, markets and the like, all within just a few steps. The most famous cultural sights of Pula are also nearby, such as the Arena, the Golden Gate, the Giardino, the Hercules Gate, the old city ramparts, and the like. It is a real estate worthy of your attention, in addition it should be noted that the ownership of the apartment is clean, without financial burden, the building is multi-storey and has all the necessary documentation. The price of the apartment is not fixed, and the owners are open to negotiations and offers from interested clients. Feel free to contact us for any questions or necessary additional information, as well as the organization of an apartment viewing appointment! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25499

## Additional contact info

Reference Number: 541608  
Agency ref id: 25499