

Pula pansion s pogledom na more, 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>
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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:	Pula pansion s pogledom na more
Property for:	Sale
House type:	detached
Property area:	620 m ²
Lot Size:	1108 m ²
Number of Floors:	3
Bedrooms:	20
Price:	1,150,000.00 €
Updated:	Apr 15, 2024

Condition

Built:	2001
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Location

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



Permits

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

Additional information

Energy efficiency:	In preparation
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Description

Description:	Apartment type house for sale just 15 minutes drive from the center of Pula. The house spreads over three floors ground floor, first and second floor. The position of the building is southwest, with a beautiful view of the Brijuni Islands and only 350 m from the sea. The construction of the villa itself began in 2001 and was finally completed in 2004. Based on the main project, the building itself contains three floors: ground floor, first and second floor, where the internal area of the premises is 408.79 m ² , without stairs, terraces, walls. The main building, plus two
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apartments of 30 m², plus a "small house - a separate large apartment", plus a tavern, plus a laundry, plus a cloakroom, generate a total living space of approximately 620 m². On the northwest side of the building are loggias of about 30 m², to which are connected two apartments of 30 m² (ground floor and first floor). On them is a laundry room approx. 9 m² and a wardrobe 9 m². Further north, there is a separate residential house of approximately 65 m². In a beautiful stone tavern 27.20 m² with a large grill and a pizza oven, it can accommodate up to 30 people. There is an outdoor barbecue, a space for washing dishes, and a pergola under which are two stone tables and benches. The total area of the garden is 1108 m², surrounded by a stone fence 0.50 m high, illuminated by outdoor lighting, a car entrance with a sliding door, and a 1 m door for pedestrian entry. On the southwest side of the yard, at the end of the parking lot is its own pedestrian passage 1 m wide, closed by a metal door, which serves to go to the sea. Parking for approx. 15 motor vehicles are paved with stone (paver), and the rest is green. The building was built of Poroterm brick 25 cm thick. All exterior carpentry is aluminum and interior wood. The floors are in ceramics, laminate, and the second floor, as well as the "small house" is oak parquet, while the staircase is clad in marble. The apartments are fully equipped and furnished with furniture for tourism, kitchens with necessary appliances and dishes, loggia-terraces with garden furniture, bathrooms with bathroom accessories. All bedrooms are air conditioned. Each apartment is connected to the central TV-SAT system and each apartment has a telephone line for fixed telephony. The apartments are covered by wireless internet connection. All apartments have built-in safes for storing jewelry. The complete building has its own central heating. All kitchens use cooking gas as well as central heating, from a burial tank of 2500 liters of gas. Electricity; connection to the electricity network, via a 1-phase meter of 9.20 kW and a 3-phase meter of 22.08 kW, voltage 220 V, total power 31.28 kW. The house and ancillary facilities are fully furnished and as such are for sale. This facility has been in the function of tourist rental for years and can boast of very good occupancy. The buyer and the new owner of this property get a permanent clientele and a well-established business. ID CODE: 10489

Additional contact info

Reference Number: 543044
Agency ref id: 10489