

## ISTRA,PULA- Prostrani stan sa vrtom i garažom na top 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:	ISTRJA,PULA- Prostrani stan sa vrtom i garažom na top lokaciji
Property for:	Sale
Property area:	87 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Garden area:	393 m <sup>2</sup>
Price:	1.00 €
Updated:	Oct 05, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, PULA- Spacious apartment with garden and garage in a prime location. In an ideal location, near the center, there is this comfortable family apartment located on the first floor of a detached house with a garden. Inside the mentioned square footage, there is an entrance hall that separates the private part from the space for everyday life. Thus, in the area for daily life, which is a larger and airy space, there is a living room that provides communication with the terrace that stretches along the entire floor. Then a separate kitchen with a dining room, two bedrooms, one of which also communicates with the aforementioned terrace, a
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bathroom and a storage room. The apartment also has a large part of the yard, parking spaces, an additional storage room and a garage. So in this case you are buying half the house. The future owner has the option of upgrading the floor or even dividing the property into two residential units, given the size of the apartment. Given its position, the apartment represents an ideal opportunity to start a family life with shops and larger shopping centers, cafes, schools and other amenities nearby. On the other hand, it can also be used as an investment for tourism purposes. The property is clean, 1/1, and it is possible to buy on credit. Dear clients, viewing the property is only possible with a signed brokerage contract, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Real Estate Brokerage. Agency "DUX NEKRETNINE" as an authorized Real Estate Broker, for the mediation service at the time of conclusion of the Pre-Contract or Contract: - both from the BUYER and from the SELLER, it charges an intermediary fee in the amount of 3% + VAT of the AGREEMENT PURCHASE PRICE Real estate tax in Croatia it is a one-time 3%. ID CODE: 25721

### Additional contact info

Reference Number: 545934  
Agency ref id: 25721