

## Stan u centru, dvosoban, namješten, Pula, Pula, Flat



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Mletačka 12/3  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Stan u centru,dvosoban,namješten, Pula
Property for:	Sale
Property area:	93.31 m <sup>2</sup>
Floor:	3
Number of Floors:	4
Bedrooms:	2
Bathrooms:	1
Price:	320,000.00 €
Updated:	Nov 25, 2023

### Orientation

Orientation:	East, Southeast, West
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### Condition

Built:	1905
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pula
Quarter:	Centar
ZIP code:	52100

### Permits

Building permit:	yes
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Ownership certificate: yes

## Additional information

Infrastructure: Sewage, Gas, Electricity,  
Telephone installation  
Energy efficiency: In preparation



## Heating

Heating type: central (own) electrical, air-conditioner

## Description

Description: The apartment is located on the 3rd floor of the Austro-Hungarian building with a total area of 93.31m<sup>2</sup>. Two-room apartment, fully furnished, consisting of an entrance hall, toilet, living room, bathroom, two bedrooms, hallway, kitchen, and dining room with access to a beautiful outdoor terrace, where there is a storage room of 8 m<sup>2</sup> that can be used for multiple purposes. The apartment is furnished and sold as such. The owner completely renovated the apartment in 2023, and it is categorized and intended for rental for tourist purposes in the summer period. The apartment also has an attic of approx. 40m, which can be used for several purposes. The location of the apartment is only 100m from the green market, fish market, supermarket, pharmacy, doctor, college, bus station, and within reach of all other necessary amenities. An air conditioner is used for heating and cooling in the apartment, while in front of the apartment, there is a gas supply that can be piped into the apartment and used for heating or cooking as an alternative energy source. The apartment is extremely quiet and without external noise because the owner has installed three-chamber glass in the external PVC joinery, which does not allow noise to penetrate the interior of the living space.

## Additional contact info

Reference Number: 547685  
Agency ref id: 1552  
Contact phone: +385 98 743 467