

## Kuća, namještena, bazen, garaža, mirna lokacija, Pula, Pula, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company: Aspectus d.o.o.  
Name:  
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  
Mobile: +385 98 743 467  
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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:	Kuća, namještena, bazen, garaža, mirna lokacija, Pula
Property for:	Sale
Property area:	220 m <sup>2</sup>
Lot Size:	311 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	515,000.00 €
Updated:	Nov 27, 2023

### Condition

Condition:	Newly adapted
Built:	1988
Last renovation:	2020

### Location

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

### Permits

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

## Additional information

Infrastructure: Cable TV, Sewage, Gas, Electricity  
Energy efficiency: In preparation



## Heating

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

## Description

Description: A house with a swimming pool and garden in Pula is for sale. The total area of the house is 220m<sup>2</sup>, and it consists of the ground floor and the first floor. On the ground floor of the house there is an entrance hall, hallway, kitchen, dining room, living room with access to the balcony, one bedroom, bathroom, while on the first floor there are 4 bedrooms, bathrooms, of which two bedrooms have a balcony, and one bedroom has access to its own terrace. The house also has a semi-basement, which consists of 2 rooms, a terrace and a toilet, which can be converted into an apartment or can be used as a fitness or wellness area. The seller leaves the furniture as a gift to the future owner. At the back of the house's garden there is a swimming pool of 33m<sup>2</sup>, a sunbathing area, a covered outdoor kitchen and a rest area, while at the front of the house there is a green area, 2 parking spaces and a garage. The yard is completely fenced and provides the necessary privacy. There is a bus stop and a supermarket in the immediate vicinity.

## Additional contact info

Reference Number: 548043  
Agency ref id: 1492  
Contact phone: +385 99 3868 200