

## Unikatni stan u Austrougarskoj vili u srcu Pule s dvorištem!, Pula, Flat



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Unikatni stan u Austrougarskoj vili u srcu Pule s dvorištem!  
Property for: Sale  
Property area: 174 m<sup>2</sup>  
Floor: 2  
Number of Floors: 3  
Bedrooms: 6  
Bathrooms: 1  
Price: 480,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1880.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
City area: Centar

ZIP code: 52100

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

## Description

**Description:** Istria, Pula, center This is an opportunity for those who are looking for something special and unique. Located in the heart of the city, in a beautifully preserved Austro-Hungarian villa, this apartment offers a unique combination of history, comfort and privacy. The apartment is located a minute's walk from the city center and all necessary facilities for life. The apartment of a total of 174 m2 is located on the second floor of a preserved Austro-Hungarian villa, preserving the charm of past times in every detail. High ceilings, windows with wooden frames and original elements create a unique atmosphere. The apartment consists of a total of five spacious bedrooms that provide plenty of private space. Two of them have access to a beautiful autochthonous terrace. Then, a long corridor leads to the living room, a spacious kitchen and dining room, a bathroom with a view of the popular small Roman theater, and a laundry room. In addition to the terraces connected to the bedrooms, the apartment also has an additional terrace that offers a view of the surroundings. The apartment has two entrances and from the corridor you can go to the third outdoor terrace, further emphasizing the unique architectural structure of this space. This Austro-Hungarian villa is the only one in the city center that has its own yard of 1,413m2, providing privacy and space for relaxation. Inside the courtyard there is also a parking lot for tenants, which ensures practicality in urban life. This unique Austro-Hungarian apartment in the strict center of the city with a yard and parking is not easy to find, so don't miss the opportunity to become a proud owner. This apartment is not only your home, but also an investment with the potential for a lucrative year-round rental. It gives you the opportunity to take advantage of this unique environment and attract a diverse group of tenants. ID CODE: 1041-104

## Additional contact info

Reference Number: 549840

Agency ref id: 1041-104

Contact phone: 0038552210824