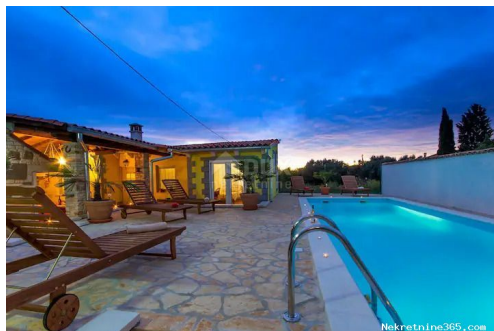


## ISTRA, PULA - Dvije kuće na idealnoj lokaciji!, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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 - Dvije kuće na idealnoj lokaciji!
Property for:	Sale
House type:	detached
Property area:	165 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	2
Price:	595,000.00 €
Updated:	Jul 09, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	5
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### Description

Description:	ISTRIA, PULA - Two houses in an ideal location! Pula, a city in Croatia. It is the largest city of the Istrian County, located on the southwestern part of the Istrian peninsula in a well-protected bay. The town has a long tradition of winemaking, fishing, shipbuilding and tourism, and is also a transit port. Pula has been the cultural center of Istria since Roman times. In a quiet location, not far from the hustle and bustle of the city, there are two detached houses. The total area is 165m <sup>2</sup> . A smaller house with a total square footage of 50m <sup>2</sup> consists of a living room with a kitchen, two bedrooms and a bathroom. The house is fully furnished.
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In front, there is a very nice common tavern for socializing. Covered and equipped with a kitchen and a fireplace, the total area is 26 m<sup>2</sup>. The second house consists of a large living room, kitchen with dining area, three bedrooms and a bathroom. The living room leads to a spacious covered terrace. The house has a total area of 90m<sup>2</sup> and is sold fully furnished. This house has the possibility of raising another floor, and all utilities for that procedure have been obtained and paid for. In the yard there is a swimming pool of 32 m<sup>2</sup> with electrolysis. The yard is landscaped and there is space to park several vehicles. The houses are in the rental system, and are very well established and profitable, and offer the possibility of a quick return on investment. Due to the excellent location, they are ideal for starting a family life, but at the same time they provide the possibility of earning money through renting. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26322

### Additional contact info

Reference Number: 553514

Agency ref id: 26322