

## ISTRA - PULA - Uređena obiteljska kuća na mirnoj lokaciji, Pula, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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:	ISTRA - PULA - Uređena obiteljska kuća na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	115 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	350,000.00 €
Updated:	Nov 19, 2024

### Condition

Newbuild:	yes
Built:	2012
Last renovation:	2023

### Location

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

### Permits

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

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
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Number of parking spaces: 4

## Description

Description:

ISTRIA, PULA - An ideal family house located in a quiet location near the city center and beautiful natural beaches. The house with a total of 115 m<sup>2</sup> of living space is ideal for a peaceful and safe life for a larger or smaller family, close to the city, beautiful natural beaches and everything needed for safe and peaceful family life. Thus, the house is divided into two floors, ground floor, first floor and first floor. On the first floor (ground floor) there is an entrance hall and a smaller lobby. Then a separate and separate kitchen with rich content, which is completely equipped with the new "Gorenje" technology. The dining room and living room are separated from the kitchen in a larger open space, decorated in a modern and simple style. On the ground floor there is also a smaller bathroom with a shower and a storage room under the stairs. The internal staircase leads to the second floor (first floor), where there are a total of 3 bedrooms and a larger bathroom with a bathtub. Each floor of the house is equipped with air conditioning, as is the master bedroom, while the living room also has a wood stove. The yard with a total area of 400 m<sup>2</sup> is decorated in a simple tone, which offers the new owners the opportunity to decorate according to their own will. Next to the house there is a garage with an automated folding door of sufficient size for one car and the rest of the space that can be used as a tool room or additional storage. There is enough free space on the lot for parking up to 3 or 4 cars. The content of the garden is additionally enriched by a larger stone barbecue, as well as a smaller terrace in the shade. The back part of the house can be used as a personal garden, but so can the rest of the green area around the house. Dear clients, if you want to view the property or need additional information or questions, please feel free to contact us! 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: 26807

## Additional contact info

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