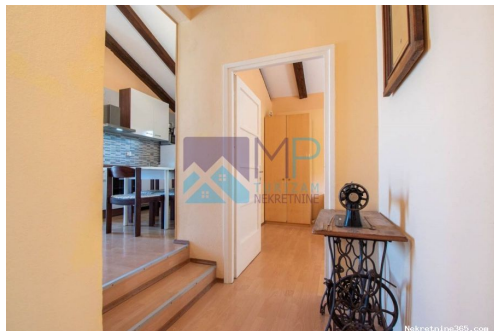


## Pula, Valkane, 200m OD MORA, stan na II. katu + 100m zelene okućnice, Pula, Flat



### Seller Info

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About us: Marko Polo Real Estate is a local, family owned, licensed and insured real estate company that provides all types of properties in the Istria, Croatia.

Marko Polo Real Estate prides itself on its ability to provide full service for all clients' needs, from arranging all the legal documentation for buying property to completion of the whole buying process and after, with exceptional support at no extra cost. Our consulting team is here to help You!  
Please contact us for the free Purchase process package.

### Listing details

#### Common

Title: Pula, Valkane, 200m OD MORA, stan na II. katu + 100m zelene okućnice

Property for: Sale  
Property area: 130 m<sup>2</sup>  
Floor: 2  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 1  
Price: 360,000.00 €  
Updated: Jan 16, 2024

## Condition

Built: 1972  
Last renovation: 2015

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Infrastructure: Cable TV, Sewage, Gas, Electricity, Telephone installation  
Energy efficiency: B

## Heating

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

## Description

Description: Pula, apartment in the Valkane district, on the second floor of a private house with three storeyed apartments with adjoining gardens. The apartments are entered via a common external staircase. The apartment has an area of 85 m<sup>2</sup> and consists of: uncovered terrace, hallway, kitchen, two bedrooms, bathroom, living room, and part of the garden. The terrace is 45 m<sup>2</sup> in size, at the customer's request the large terrace can be converted into an additional new apartment or the area of the existing apartment can be increased. The apartment has a sloping roof at a height of 4.5 meters, so if the customer wishes, a hanging gallery can be installed to get

even more space. The green garden, which can be fenced, is 100 m<sup>2</sup> in size and offers the possibility of parking for one car. The house was built in 1972 and partially renovated in 2004. In 2010, a new roof was built and new gutters installed. The facade was renovated in 2015. It has a telephone connection, a 9.2 kW low-voltage connection, a 5.2 kW air conditioner, a city gas connection, a city sewer connection and a city water connection. There is no sea view because there is a pine forest in front of the sea. The most beautiful Pula beaches are 200m away. 300m away is the largest shopping center in Istria, Max City, and the new Olympic swimming pools.

### Additional contact info

Reference Number: 560095  
Agency ref id: 599  
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