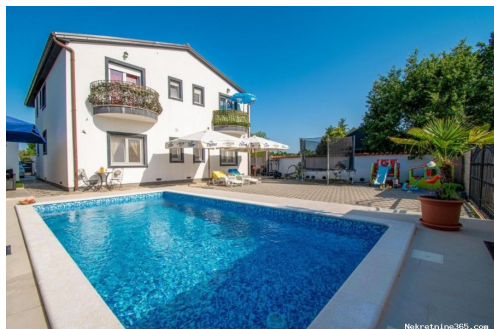


## Lijepa apartmanska kuća na mirnoj lokaciji, Pula, Istra, Pula, House



### Seller Info

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About us: MM Legal is a joint venture for business and management consulting and an real estate agency.  
The activity includes:  
- public procurement (production of documentation for Clients and Bidders)  
- obtaining construction documentation (from defining the purpose of the land, drawing up technical documentation through authorized architects and surveyors, obtaining building documents, mediating in the selection of the most favorable construction contractor, finding the most favorable supervising engineer for construction work, to handing over the real estate to our clients)  
- mediation in real estate transactions - buying and selling

Reg No.: 106/2021

## Listing details

## Common

Title:	Lijepa apartmanska kuća na mirnoj lokaciji, Pula, Istra
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	515 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	5
Price:	750,000.00 €
Updated:	Jan 31, 2024

## Condition

Built: 2013

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 5

## Description

Description: We offer this beautiful apartment house of 260 m<sup>2</sup> with a swimming pool in Pula - Veli Vrh, which is for sale fully furnished and with a well-established rental business. The yard is beautifully decorated and surrounded by greenery and offers special peace and relaxation, and for an even better impression there is a heated

swimming pool with a sun deck, barbecue, and a space for socializing and dining. The house consists of 5 apartments: \* On the ground floor we have a comfortable apartment of approx. 85m<sup>2</sup>, which consists of a living room, kitchen and dining room, bedroom, bathroom, pantry, hallway and a large covered terrace. \* Also on the ground floor there is another apartment of approx. 48m<sup>2</sup>, which consists of an open living room, kitchen and dining room, bedroom, bathroom and a larger covered terrace. \* On the 1st floor there is an apartment of approx. 48m<sup>2</sup>, consisting of an open living room, kitchen and dining room, bedroom, bathroom and two balconies. \* Also on the 1st floor there is an apartment of approx. 48m<sup>2</sup> with an open living room, kitchen and dining room, bedroom, bathroom and a nice terrace. \* On the 1st floor we also have a studio apartment of approx. 48m<sup>2</sup>, which consists of an open living room, kitchen and dining room, bedroom, bathroom and gallery. All apartments are equipped with external PVC carpentry and shutters, internal wooden carpentry, inverter air conditioners, fully equipped kitchens, and quality ceramics. The first phase of central heating is installed in all apartments; it is necessary to install additional radiators and a furnace in the boiler room as desired. The largest apartment is currently heated by a pellet stove. Parking for 5 cars is provided in the garden. The special feature of this apartment house is certainly the heated swimming pool with a sunbathing area and an area with fitness equipment and a playroom for children. In the yard in front of the house there is also a barbecue with a covered terrace/open tavern. The house has its own well for drinking water and other needs. The new owner does not have any initial investment, namely the house is well maintained, and by buying this house you are actually taking over a well-established business, and it can be a nice housing solution in addition to the rent. Of course, with a note that the property in this location actually guarantees year-round rent, not just seasonal. The location of the house is really great because it is in a quiet part of the village, yet close to all necessary amenities. The distance to the sea is approx. 3 km. The house has a Decision on the executed condition. All details on request. ID CODE: 1587

## Additional contact info

Reference Number: 565530  
Agency ref id: 1587