

## Kuća u centru Pule sa dva odvojena stana, Pula, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                |  |
|----------------|--|
| Title:         | Kuća u centru Pule sa dva odvojena stana |
| Property for:  | Sale                                     |
| House type:    | in sequence                              |
| Property area: | 149 m <sup>2</sup>                       |
| Lot Size:      | 19 m <sup>2</sup>                        |
| Bedrooms:      | 7  |
| Bathrooms:     | 2  |
| Price:         | 320,000.00 €                             |
| Updated:       | Apr 15, 2024                             |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1940 |
| Last renovation: | 2017 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Pula              |
| City area:             | Centar            |
| ZIP code:              | 52100             |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Description

|              |   |
|--------------|---|
| Description: | Only offered by Dogma! For sale is a charming house located in the very center of the city, with two separate apartments. This terraced house has the unique characteristic of being connected to another house only on one side and has its own yard of 19 m <sup>2</sup> , providing privacy and comfort. The floor plan size of the house is |
|--------------|---|

163 m<sup>2</sup>, and it offers space for various needs with a basement, a living area and an unfinished attic that offers the possibility of expansion for an additional 100 m<sup>2</sup> of living space. Recently, a solution was obtained for the conversion of the house into a fully residential building, which further increases its value. In the residential part of the house there are a total of seven rooms, four of which are bedrooms. With regard to the layout, the living space is organized into two separate parts with their own entrances, electricity and water meters, and it is possible to use them as independent residential units. Each apartment is equipped with a bathroom, kitchen and living room, as well as two bedrooms. Loggia provides additional practicality by enabling access to the yard or easier passage from one part of the house to another. The interior of the house was completely renovated in 2017, except for the roof and facade, while renovations have begun in the attic. Two air conditioners ensure the comfort of the tenants, while heating with wood stoves is available as an additional option. There are always enough free parking spaces around the house. This property offers a variety of uses, whether it is a larger family, two smaller families, or one family wanting additional space to rent during the tourist season or long-term rentals for students or workers. With its characteristics and location, this house represents an attractive investment in a comfortable and practical living space. I am at your disposal for any additional questions! ID CODE: IS1511269

### Additional contact info

Reference Number: 569539  
Agency ref id: IS1511269