

PULA, CENTAR - Obiteljska renovirana kuća u centru grada s dvije stambene jedinice, Pula, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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:	PULA, CENTAR - Obiteljska renovirana kuća u centru grada s dvije stambene jedinice
Property for:	Sale
House type:	in sequence
Property area:	263 m ²
Lot Size:	20 m ²
Bedrooms:	7
Bathrooms:	2
Price:	330,000.00 €
Updated:	Jul 14, 2024

Condition

Built:	1938
Last renovation:	2017

Location

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

Permits

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

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 1

Description

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PULA, CENTER - Business and residential house in the city center In the very center of Pula, not far from all important facilities, there is this residential and business house for sale. The house is in a row, and consists of two residential units, that is, it has two separate entrances that can be used for residential purposes, but also for business purposes. Both units are interconnected and it is possible to pass from one to the other without leaving the building itself. When entering the first unit, there is a small entrance hall and a bathroom. The hallway leads to the kitchen with dining room and living room. In addition to the mentioned rooms, the left residential unit also has a storage room and a bedroom. In the middle, there is another kitchen that is closed and has an exit to a small yard. Through this kitchen you can reach the second residential unit, which consists of an entrance hall, two bedrooms, a bathroom, a kitchen and a living room. There is also an entrance to the basement in the yard, and the house also has a large attic that is currently unfurnished. The attic can be arranged and converted into another separate apartment or office space. The advantage of this property is that it is possible to raise the roof itself, which would give even more space. The whole house has 163m², plus an unfinished attic that has an additional 100m². The house is equipped with two air conditioners that can be used for heating or cooling, and there is also a wood-burning stove. Both fire units have their own separate chimneys. Electricity and water are also separate and have their own meters. Both units were completely restored and renovated in 2017, and no additional investments are required. The house is sold as a whole as stated. Considering the position and location, all facilities are within a 5-minute walk, such as schools, shops, restaurants, cafes, post office, bank, market, etc. This house is an ideal investment for all those who are looking for a home, and at the same time a space from which I can do. In addition to the above, the house can be rented, and there is also the possibility of decorating the attic, which would create another residential unit. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 28063

Additional contact info

Reference Number: 571751

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