

## ISTRA, PULA - 2SS+DB stan na 3. katu novogradnje, Pula, Flat



### 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 - 2SS+DB stan na 3. katu novogradnje
Property for:	Sale
Property area:	78 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Price:	1.00 €
Updated:	Nov 23, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
Energy efficiency:	A+



### Heating

Central heating:	yes
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### Parking

Garage:	yes
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## Description

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ISTRIA, PULA - Not far from the city center and the famous Veruda, there is a quality new building in a quiet street. We are proud to present a new construction project located in an interesting location in the city of Pula. Namely, the building is located only a 3-minute drive from the city center, and it is also only a 5-minute drive from the famous tourist resort of Verudela. The building is positioned in a quiet location, without a lot of traffic in the vicinity of its contents necessary for everyday life. The building consists of several residential units that extend from the ground floor of the building to the 3rd floor. Next to the building, there are parking spaces in the garden of the building, as well as in the building's garage, while future apartment owners have the option of choosing a parking space for their tin pets. DESCRIPTION OF THE APARTMENT; Thus, in this building, we are proud to present an apartment on the 3rd floor, which consists of a total of 78.77m<sup>2</sup> NET usable area. The apartment is organized so that the entrance to the apartment has a corridor that separates the apartment space into a private space and a space for daily life and entertainment. Thus, in the private area of the apartment there are 2 spacious bedrooms, one larger bathroom and a smaller storage room. There is a guest toilet along the corridor next to the entrance to the apartment. The space for daily life is designed as a larger "open space" space, and there is a spacious kitchen, a comfortable dining room and a larger living room. This entire space is flooded with natural light that penetrates into the apartment through large glass walls. From the living room there is an exit to the outdoor terrace. \* Customers have the opportunity to choose to buy a parking space, either in the building's garden or in the building's garden; - Parking lot in the building's garden; €7,850.00 - Parking in the garden depending on the square footage: from €20,520.00 to €46,760.00 - Storage room depending on the square footage; from €9,870.00 to €13,250.00 TECHNICAL AND ADDITIONAL DATA; \* Each apartment in the building will be equipped with electric underfloor heating \* High-quality PVC joinery will be installed \* Facade insulation 10 cm \* The building has an elevator that connects the garage to each floor of the building \* High-quality ceramics will be installed on the floors (for now, customers have the option of influencing !) \* The possibility of moving in is planned for the beginning of 2025 LOCATION DESCRIPTION; The building is located in a quiet location in the city of Pula, only a 3-minute drive from the city center, and only a 5-minute drive from the famous tourist resort known as Verudela. On Verudela you can find a large number of rocky and stony beaches with crystal clear sea, and in the immediate vicinity of the building there are numerous restaurants, cafes, as well as a market, next to the building there is also a small shop, as well as everything you need for a safe and peaceful everyday life of modern man. In short, this is a property worthy of your attention, which can serve as an ideal option for a private investment or as an option for a real family home. For any additional questions, necessary information or wishes to organize an appointment to view the location and the current construction status, 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: 28116

## Additional contact info

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Agency ref id: 28116  
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