

## Na prodaju kuća prizemnica u centru grada Pule s vrtom, Pula, House



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.  
Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Na prodaju kuća prizemnica u centru grada Pule s vrtom  
Property for: Sale  
Property area: 175 m<sup>2</sup>  
Lot Size: 55 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Price: 380,000.00 €  
Updated: Jul 08, 2024

### Condition

Condition: Habitable

### Location

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

### Permits

Ownership certificate: yes

### Additional information

Infrastructure: Sewage, Gas, Electricity



### Heating

Heating type: central (own) gas

### Description

Description: The year of construction of the property is 1900. Austro-Hungarian construction, the outer walls are thick. The house consists of two bedrooms, one living room, kitchen and one toilet, with a total area of 143 m<sup>2</sup>. The house is heated via a central system using city gas, and an air conditioner is used for cooling. The house

is sold mostly furnished. The joinery is PVC double-layered glass, the ceiling is over 3.5 m. The property has electricity, water and sewerage. The roof is 7 years old. A large covered terrace of 20 m<sup>2</sup>, which has installed ALU - PVC shutters, next to the terrace there is a garden and a tavern with an additional sunny terrace with a barbecue. The ownership is pure 1/1 and there are no encumbrances. The yard is on the opposite side of the road, which gives greater privacy and reduces noise in the yard. The building is located in a quiet street near the center of Pula, primary and secondary schools. The property is suitable for living and for a profitable business... it's up to you to decide and call us.

### Additional contact info

Reference Number: 573754  
Agency ref id: 415  
Contact phone: +385 91 497 63 28