

ISTRA, PULA, CENTAR - Gospodski stan smješten u austrougarkoj vili, Pula, Flat



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:	ISTRA, PULA, CENTAR - Gospodski stan smješten u austrougarkoj vili
Property for:	Sale
Property area:	76 m ²
Floor:	1
Number of Floors:	4
Bedrooms:	2
Bathrooms:	1
Price:	364,000.00 €
Updated:	Jun 04, 2024

Condition

Built:	1935
Last renovation:	2021

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
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Parking

Number of parking spaces:	7
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Description

Description:	ISTRIA, PULA, CENTER - Master's apartment located in a magical and attractive Austro-Hungarian villa of historical significance. We are proud to present this high-quality and rare gentleman's apartment located in an architectural and urban
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beauty built at the beginning of the last century. The villa was built in a distinctive Art Nouveau style with an abundance of architectural decorations, located on the very coast of the city of Pula, close to the center and the imposing Roman Amphitheater. The marvelous masonry, which after so much time still attracts attention, is a protected cultural monument of the first category. Thus, in this location, there are three villas built next to each other, with an attractive facade. In the villa where the apartment is located, most of the members of the then elite lived. It is a historically significant building, where only the most select lived, and the tenants were primarily Austro-Hungarian officers, and many famous and significant personalities moved and lived here throughout history.

DESCRIPTION OF THE APARTMENT: It is a high-quality apartment that exudes almost the same level of luxury as the time when the building itself was built, with a note that the apartment is now adapted to the higher demands of modern man's life. It is located on the first floor of the villa, and has a beautiful view of the sea and a landscaped park, and has a total living area of 76.42 m². The entrance to the apartment leads to a larger corridor that connects all the rooms of the apartment. The high ceilings reveal the airiness of the rooms, while the bulky walls give a sense of robustness and luxury. The layout of the apartment has not changed too much, so when you enter the apartment on the right side from the corridor you can access a larger separate living room decorated with large windows of original dimensions, through which a wonderful view of the sea and the port of Pula extends. Likewise, from the corridor you can access the large bathroom, which consists of a walk-in shower and a shower tub. At the end of the corridor on the left is a modern and equipped kitchen from a well-known Austrian manufacturer. Access to a smaller balcony extends from the kitchen, as well as access to a slightly separated dining room of sufficient size for the whole family. In addition to the dining room, there is also a storage room, which also serves as a utility room and a laundry room. The apartment has one bedroom with a large area, where there is also a corner for relaxing with your favorite reading and a desk.

ADDITIONAL INFORMATION; * The apartment was completely renovated by the owner for the needs of the owner. All electricity, water, drainage and internet installations have been adapted. In addition, the owners completely renovated the floor structure and all floor coverings. Thus, in the living room and bedroom there is a new parquet similar to the original parquet, while in the hallway, bathroom, kitchen and dining room, high-quality ceramics from an Austrian manufacturer have been installed. * The apartment is sold fully furnished with all appliances and accessories, which means that the future owners only need their travel luggage to move in. * The apartment has air conditioning for heating and cooling, gas central heating connected to the city infrastructure has been installed, and each room has its own radiator. * The ownership of the apartment is clean, without encumbrances, ownership 1/1, the apartments are shared, and the building has all the documentation.

LOCATION DESCRIPTION; The apartment is located in a highly valuable and historically significant building, thus representing a rare opportunity for all those who are looking for a special property for their own needs or as an investment for tourist purposes. The location of the building, and thus of the

apartment, is of great importance for the future owner, precisely because the apartment is located in the immediate vicinity of its necessary contents for everyday life. Thus, numerous shops, restaurants, cafes, drugstores and the like are just a few steps from the apartment. In addition, we must mention that the city center is only 900 m away, and the Pula Amphitheater is only 500 m from the apartment. Because of all of the above, this apartment, in addition to being a luxury property and an excellent opportunity in the form of investment for tourist purposes with a safe return on investment. Parking is available in the vicinity of the building in the public city parking lot. In short, it is a property that will simply always have its value and significance on the market, and which is recognized by a large number of people, as well as lovers of Austro-Hungarian villas and historical cultural heritage! For any questions, necessary information or wish to organize an apartment viewing appointment, feel free to contact us with confidence! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 28484

Additional contact info

Reference Number: 575292
Agency ref id: 28484