

## ISTRA, PULA- Četiri studio apartmana! Centar!, 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  
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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:	ISTRJA, PULA- Četiri studio apartmana! Centar!
Property for:	Sale
Property area:	108 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	450,000.00 €
Updated:	Jun 06, 2024

### Condition

Last renovation:	2018
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>ISTRIA, PULA - Four studio apartments! Center! Pula is the largest city of the Istrian County, located in the southwestern area of the impressive landscape of the Istrian peninsula, and is characterized by an interesting cultural and historical heritage, beautiful nature and long beaches that take your breath away. A moderately warm climate with mild winters and warm summers prevails, so it is an ideal place for potential property owners who will be able to enjoy them all year round. In a prime location, close to the Arena, there are four studio apartments in an Austro-Hungarian villa with three apartments. These modernly equipped apartments were completely adapted and renovated in 2018, and three are in operation, while the fourth, with an area of approx. 20 m<sup>2</sup>, has not been categorized. The apartments communicate through a common corridor, and each</p>
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one consists of a bedroom, a kitchen and dining room, and a bathroom. The most special part of the apartment would be its own garden, which is surrounded by the beautiful environment of the mentioned villa built of Brac stone, and the apartments have a separate entrance from the mentioned two apartments. Considering the location, the property is a great opportunity to rent due to the close proximity of restaurants, market, cultural sights, bank, post office, school, kindergarten, which are certainly advantages both in everyday life and in the tourist offer. Also, the apartments proved to be an ideal business opportunity because they have been tested and rated 9.8, which represents a safe return on investment! 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: 18813

### Additional contact info

Reference Number: 575902  
Agency ref id: 18813