

## ISTRA, PULA- Stan sa konobom u centru grada! Rijetkost na tržištu!, 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:	ISTRJA, PULA- Stan sa konobom u centru grada! Rijetkost na tržištu!
Property for:	Sale
Property area:	110 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	350,000.00 €
Updated:	Jun 08, 2024

### Condition

Built:	1890
Last renovation:	2020

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Description

Description:	<p>ISTRIA, PULA - Apartment with tavern in the city center! A rarity on the market! 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. The city developed partly under and partly on seven hills: Monte Zaro, Monte Serpente, Monte Ghiro, Monte Magno, Monte Paradiso, Monte Rizzi and Monte Vidal. 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. This interesting apartment is located right in the center of the city, which is spread over two floors. The property is located on the</p>
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high ground floor and has a total living area of 110 m<sup>2</sup>. The first floor is the upper part of the apartment, which consists of a hallway, a storage room, two bedrooms, a spacious living room, a kitchen, a dining room and a bathroom. While the second floor is located below the apartment and consists of a tavern that gives the apartment a special charm and offers additional space for staying and socializing with family and friends. An interesting part of the property is the communication between the rooms and the internal staircase that leads to the tavern. There is also an additional entrance from the main road where the entrance to the building is. In addition to the above, future owners are provided with free use of the common yard inside the building. The apartment is located near all city facilities and it is not necessary to walk more than two minutes to a store, bank, post office, school, market... It was also completely renovated in 2020 and no additional investments are required, which makes this property a great opportunity for family life or rental for tourist purposes. 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: 16984

### Additional contact info

Reference Number: 576351

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