

## ISTRA, PULA - Nekretnina s puno potencijala! PRILIKA!, Pula, House



### 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 - Nekretnina s puno potencijala! PRILIKA! |
| Property for:     | Sale                                                  |
| House type:       | residential-commercial                                |
| Property area:    | 374 m <sup>2</sup>                                    |
| Lot Size:         | 441 m <sup>2</sup>                                    |
| Number of Floors: | 2                                                     |
| Bedrooms:         | 10                                                    |
| Bathrooms:        | 2                                                     |
| Price:            | 860,000.00 €                                          |
| Updated:          | Sep 02, 2024                                          |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1900 |
| Last renovation: | 2018 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Pula              |
| City area:             | Veruda            |
| ZIP code:              | 52100             |



### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Description

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | ISTRIA, PULA - Property with a lot of potential! OPPORTUNITY! 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. In a sought-after location, just 900 meters from the most beautiful beaches, 3/4 of an old Austro-Hungarian villa is for sale, where all the necessary facilities are located (market, health center, school, kindergarten, crèche, and where there are a number of bars). Distance from the sea and the famous Lungo |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

mare promenade is 10-15 minutes' walk. The building consists of two apartments and a restaurant with a terrace. One apartment is on the first floor (138m<sup>2</sup>), and the other apartment is in the attic (145m<sup>2</sup>). The apartments need to be completely renovated. They have great potential and can be made into rooms or divided into several apartments. The property is split level. The restaurant is located in the basement. It has a 72m<sup>2</sup>+20m<sup>2</sup> room that is intended for a kitchen in the function of a bar + sanitary facilities. The restaurant was completely renovated in 2018 (new installations and equipment). In addition to the above, the function of the bar is a terrace of 441 m<sup>2</sup>, nicely decorated with an outdoor bar and storage. It is also possible to exchange for an apartment in Zagreb, etc. for a surcharge. The property has great potential as there is the possibility of repurposing for various activities, wine shop, apartments, hostel, dental practice, plastic surgery, etc., offices... This property is an excellent opportunity considering the location and the building in which it is located, and offers a lot of potential for the future owner. The proximity to the sea, school, kindergarten, playground, bank, shop, restaurant, post office and all other facilities indicates a great advantage and can be used for year-round living, but also for renting 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: 16384

### Additional contact info

Reference Number: 576503  
Agency ref id: 16384