

## ISTRA, PULA - Prostrana kuća od 673 m2 s pogledom na more, 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 - Prostrana kuća od 673 m2 s pogledom na more
Property for:	Sale
House type:	detached
Property area:	673 m <sup>2</sup>
Lot Size:	306 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	14
Bathrooms:	5
Price:	830,000.00 €
Updated:	Oct 20, 2024

### Condition

Built:	1977
Last renovation:	2012

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	5

### Description

Description:	ISTRIA, PULA - A spacious house of 673 m2 with a view of the sea The house is located in the immediate vicinity of the sea, port, beaches, shopping center and
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other amenities. It contains a garden of 306 m<sup>2</sup>, which has a road leading from the main road behind the house, where there is a garage for one car and another 5 parking spaces. The total construction gross area is 673 m<sup>2</sup> and is spread over 3 floors, a large ground floor, 1st floor and 2nd floor. The ground floor is currently in the function of a home for the elderly and infirm, it used to be in the service of a catering facility, so it is ideal for continuing work or converting it into a hostel. The ground floor consists of a large kitchen of approx. 30 m<sup>2</sup>, 4 bedrooms, one of which has a fireplace, a huge warehouse that served as an inn, a dining room, an outdoor covered terrace and 2 bathrooms with a toilet. The stairs lead to the 1st and 2nd floors, which are the same size, but smaller than the ground floor. On the 1st floor there are 5 bedrooms and a large terrace of 35 m<sup>2</sup>, which also has a small part separated for the garden. On the second floor is a three-room apartment with a large living room, kitchen with dining room, bathroom and separate toilet, storage room and a large terrace with a view of the harbor where sailboats, ships and yachts are moored. Central heating is implemented in the entire house, the ground floor and the 1st floor have a separate oil-fired central unit, while the 2nd floor has the same separate central heating system, but with gas. Each floor has a separate electricity meter, while water and gas are separately metered for the ground floor and for the 1st and 2nd floors. On the 2nd floor, PVC joinery has been installed, not a few windows, while the rest of the house has wooden joinery. Due to its location and size, this kind of house is ideal for family life, but also as an investment for the purpose of tourism or hospitality. Ownership is 1/1 and no encumbrances, opportunity! 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: 15126

## Additional contact info

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