

## ISTRA - PULA, Dvoetažni stan na Verudi 4SS+DB, 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, Dvoetažni stan na Verudi 4SS+DB
Property for:	Sale
Property area:	266 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Garden area:	100 m <sup>2</sup>
Price:	552,000.00 €
Updated:	Jul 24, 2024

### Condition

Newbuild:	yes
Last renovation:	2015

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking	2
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spaces:

## Description

Description:

ISTRIA, PULA - 4 SS + DB duplex apartment with additional housing unit Pula is the largest city in Istria located in the southwestern area of the impressive landscape of the Istrian peninsula and is characterized by interesting cultural and historical heritage, beautiful nature and long breathtaking beaches. The city developed partly below and partly on seven hills. The moderately warm climate of 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. An apartment with a total size of 200m<sup>2</sup> is for sale in a prime location just a 5-minute walk from the most beautiful beaches and the main Pula promenade Lungo Mare. The apartment is located on the 1st floor of a newer family building, completely renovated and prepared for the family. The entrance to the apartment leads to the entrance hall (corridor) from which you enter a spacious open and lighted space where the living room, dining room and kitchen are located. From the living room and dining room there is an exit to larger terraces. The lobby separates part of the living part of the dream from the private part where the larger bedroom, bathroom and laundry room are located. Also, an internal staircase leads to the upper floor of the apartment where there are three additional bedrooms and a bathroom. What makes the upper floor special is the larger open terrace with a view of the surroundings. The apartment has central gas heating and built-in air conditioners in each room. The ground floor apartment has a storage room of 8m<sup>2</sup>. But also a smaller residential unit of 55m<sup>2</sup> with one bedroom, bathroom, kitchen, living room with access to the outdoor covered terrace, which is otherwise in the function of tourist rent. The house where the apartment is located has its own parking space, so this apartment has 2 parking spaces, but also around the building is offered the possibility of free parking in a public area. The use permit is in order and therefore the apartment can be purchased through loans or other sources of financing. This property offers everything you need for a safe living for one family. Its location makes it significantly attractive because the apartment is close to all necessary facilities such as shops, doctors, hairdressers, cafes, schools and kindergartens, parks, promenades and the like. Also, the city center is only 5 minutes walk from the apartment. Near the apartment, just 1 minute walk there are the main city bus lines with their regular stops. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 14146

## Additional contact info

Reference Number: 577115

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