

## ISTRA, PULA - Stan s vrtom, apartman i studio! PRILIKA, Pula, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Stan s vrtom, apartman i studio! PRILIKA
Property for:	Sale
Property area:	208 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Garden area:	141 m <sup>2</sup>
Price:	350,000.00 €
Updated:	Sep 11, 2024

### Condition

Built:	1991
--------	------

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

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

### Heating

Central heating:	yes
------------------	-----

### Description

Description:	ISTRIA, CENTER OF PULA - Spacious apartment located near all known locations of the city of Pula In the immediate vicinity of the city market on the first floor is an apartment in a building built in 1991. The apartment has a total of 125 m <sup>2</sup> + outdoor terraces with access to (garden of 141 m <sup>2</sup> ) and summer kitchen (15m <sup>2</sup> ). Air conditioning was installed and central gas heating was provided. The
--------------	--

apartment consists of 3 bedrooms, 2 bathrooms, living room, kitchen and pantry. The complete house is connected to the city sewer and city gas. Each floor has a separate clock for electricity and water. The apartment is for sale and a 45 m2 apartment built in 2003, which consists of a living room, kitchen with dining area, hallway, bedroom and bathroom and is connected by stairs to a studio apartment of 38 m2 with one bedroom. These buildings can become separate units by removing the stairs, since they already have separate entrances from the outside. Air conditioners and a wood stove have been installed. It is a rarity on the market since the property is located in a unique location with a garden for maximum enjoyment and privacy and only a few steps away from the city center, and this property offers you a family home and the possibility of automatic additional earnings through tourist rental or renting to students since it is located in the immediate vicinity of the faculty. Dear clients, 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: 12851

### Additional contact info

Reference Number: 577373  
Agency ref id: 12851