

## ISTRA, ŠTINJAN- Dvoetažni stan sa pogledom na more!, 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,ŠTINJAN- Dvoetažni stan sa pogledom na more!
Property for:	Sale
Property area:	100 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	141 m <sup>2</sup>
Balcony area:	4 m <sup>2</sup>
Price:	260,000.00 €
Updated:	Jun 18, 2024

### Condition

Built:	1980
Last renovation:	2003



### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Two-floor apartment of 100 m <sup>2</sup> (NKP), actual area of 131 m <sup>2</sup> , is located on the first floor and in the attic of a family house. On the first floor there is a living room of 24.55 m <sup>2</sup> with a fireplace. The internal staircase leads to the top floor apartment with a wonderful view of the Brijuni Islands and a large part of Istria (west / north) and the untouched nature from the bedroom balcony (east / south). The apartment
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consists of two bedrooms, hall, two terraces, living room with kitchen and bathroom with toilet. The loft is fully furnished and is for sale as such. It is equipped with two air conditioners, satellite and earth antenna. Complete carpentry is a new PVC, as are two Velux skylights. The installation with central heating radiators (required for the installation of the stove) in the common boiler room on the ground floor of the house was also carried out. The corresponding part of the garden is 141m<sup>2</sup>, on which there is a new garden house of 10m<sup>2</sup>. The house is oriented on all four sides of the world and is located in a quiet cul-de-sac. The apartment also has a parking space (not covered). The property is 900 meters from the sea and 5 km from the center of Pula. For additional information you can contact the phone number: 00385 91/555 8318 Dear customers, a visit to the property is only possible with the signed agency contract, which forms the basis for further measures in connection with the sale and payment of commissions in accordance with the Real Estate Act. Agency " DUX IMMOBILIEN " as a licensed real estate agent for agency services, at the time of the pre-contract or the conclusion of the contract, the BUYER and the SELLER a placement fee of 3% + VAT of the agreed SELLING PRICE. ID CODE: 3056

### Additional contact info

Reference Number: 578240  
Agency ref id: 3056