

## Pula, Šijana - Penthouse u modernoj urbanoj vili od 119,74m2, Pula, Flat



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
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About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Pula, Šijana - Penthouse u modernoj urbanoj vili od 119,74m2  
Property for: Sale  
Property area: 119.74 m<sup>2</sup>  
Bedrooms: 4  
Price: 411,000.00 €  
Updated: Apr 18, 2024

### Condition

Built: 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
Quarter: Šijana  
ZIP code: 52100

### Description

Description: Pula, Šijana - Penthouse in a modern urban villa of 119.74m2 with a view of Pula and the sea A penthouse with a panoramic view of Pula is for sale in a beautiful location in Šijana. In a modern urban villa on the second floor is this spacious apartment of 119.74 m2 with large, partially covered terraces facing 3 sides. There are three bedrooms, the master of which has its own bathroom, and the other two bedrooms share a bathroom. The large living room is connected by glass walls to spacious terraces so that life in this apartment, depending on the season, can be indoors or outdoors. There is also a fireplace and a massage tub on the terrace. The

apartment has two garages and a storage room. There is underfloor heating in the bathrooms, and heating and cooling will be by quality air conditioners. The documentation is in order. The buyer does not pay real estate sales tax. The building is currently in the roh-bau phase and the end of construction is the end of 2024. Upon request, we send the current construction phase. Payment by construction stages: 10% - down payment 50% - roh-bau 20% - completion of construction 20% - use permit Do not miss this unique position and the wonderful view from this luxury penthouse. Direct contact with the agent: Romana S. | Mob. 091 4884 658 | Email: [romana\\_eliteestate@outlook.com](mailto:romana_eliteestate@outlook.com)

### Additional contact info

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