

## Pula, Šijana - Dvosoban stan u modernoj urbanoj vili od 54,61, Pula, Flat



### Seller Info

Name: Elite Nekretnine  
 First Name: Elite  
 Last Name: Nekretnine  
 Company: Elite nekretnine  
 Name:  
 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 - Dvosoban stan u modernoj urbanoj vili od 54,61  
Property for: Sale  
Property area: 54.61 m<sup>2</sup>  
Bedrooms: 3  
Price: 195,700.00 €  
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 - Two-bedroom apartment in a modern urban villa from 54.61 A two-bedroom apartment in an urban villa is for sale in a good location in Pula, near the Šijan forest. The location offers access to nature and forest. It takes you a few minutes to get to the city center and just as long to the larger shopping centers. The apartment is on the first floor and has two bedrooms, a bathroom and a larger living area (kitchen, living room and dining room) that opens onto a covered loggia. It has a storage room and a parking space in the yard. A beautiful position and a beautiful urban villa will provide a quality life or a good rental

investment. There are only eight apartments in the building. Heating and cooling will be solved with quality air conditioners. The bathroom has underfloor heating. 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 construction will be completed by the end of 2024. I am sending the current construction phase upon request. Payment is by construction stages: 10% - down payment 50% - roh-bau 20% - completion of construction 20% - use permit Do not miss this beautiful position and pleasant life near the forest. Direct contact with the agent: Romana S. | Mob. 091 4884 658 | Email: [romana\\_eliteestate@outlook.com](mailto:romana_eliteestate@outlook.com)

### Additional contact info

Reference Number: 591448  
Agency ref id: 36955  
Contact phone: +385 95 545 8800