

## ISTRA PULA Stan na izvanrednoj lokaciji, 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 na izvanrednoj lokaciji
Property for:	Sale
Property area:	109 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	19 m <sup>2</sup>
Price:	296,290.00 €
Updated:	Jul 09, 2024

### Condition

Newbuild:	yes
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRA PULA Apartment in an outstanding location Luxurious 3BR+DB apartment located on the second floor of a new building, just a few minutes' walk from beaches, the sea and promenades. We proudly present the project of a new building which is currently in the ROH-BAU phase of construction, and which
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consists of a total of 6 residential units organized so that there are 2 apartments on each floor. It is a high-quality building located only 2.5 km from beautiful beaches, crystal clear sea and a well-maintained walk with a bicycle path through nature and parks. With this project, you have the opportunity to own one of the rarer properties on our market, located in a significant and luxurious location in the city of Pula, surrounded by family houses and modern buildings, just a few minutes' drive from Medulin and the center of Pula. The location of the building is ideal for anyone looking for an investment option for the development of luxury tourism or for anyone looking for their own private oasis of peace and privacy in the magical and unmissable Pula. DESCRIPTION OF THE APARTMENT: It is a comfortable and spacious apartment consisting of a total of 90.08 m2 of living space. The rooms in the apartment are organized so that each of them fully fulfills its intended role, so at the very entrance to the apartment there is a lobby/corridor that separates the private space of the apartment from the space intended for daily life and entertainment. The part of the apartment intended for everyday life and entertainment is designed as an "open space" area, where there is a place for a larger kitchen, a comfortable dining room and a larger living room with an exit through a glass wall to a covered terrace. The private part of the apartment consists of three bedrooms and two bathrooms, one of the bedrooms is the master bedroom with its own bathroom. Two rooms have access to a terrace that offers a wonderful view. In addition to everything mentioned, the apartment also includes a storage room in the basement of the building, as well as two marked parking spaces in the building's yard. ADDITIONAL AND TECHNICAL INFORMATION: \* The apartment is sold turnkey, without furniture. \* The price includes underfloor heating in the bathrooms, living room and dining room. \* They will be equipped with air conditioners in every room. \* High-quality carpentry is installed \* During construction, only proven high-quality materials are used. \* The planned end of the works and the possibility of moving in is in the middle of 2025. \* In this phase of construction, changes are possible according to the wishes of the customers. Everything that is needed for everyday life is just a few steps from the apartment, and one of the greatest features of this location is the peace and privacy it provides, the proximity to the beaches, as well as all other amenities. Thus, the apartments are located in an ideal location for all those who are looking for their opportunity to invest in the development of luxury tourism with a safe return on investment, as well as for all those who are looking for an ideal place for their private oasis of peace and luxury. For any additional questions, necessary information or wish to organize a tour of the apartment, current construction phase and location, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 29523

## Additional contact info

Reference Number: 592219  
Agency ref id: 29523