

## ISTRA, PULA, VALKANE - 2SS+DB stan na atraktivnoj lokaciji, Pula, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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, VALKANE - 2SS+DB stan na atraktivnoj lokaciji
Property for:	Sale
Property area:	130 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	100 m <sup>2</sup>
Terrace area:	45 m <sup>2</sup>
Price:	1.00 €
Updated:	Jun 19, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Description

Description:	ISTRA VALKANE - 2BR+DB family apartment with a comfortable terrace close to beaches and walks We present this quality family apartment located only 200 m from one of the most beautiful Pula beaches and promenades. This is one of the more special and frequently sought-after parts of the city of Pula, where a similar opportunity rarely appears. In short, we are talking about the more attractive part of the city of Pula, known as the village of Valkane, which is located close to the beautiful Pula beaches, which are actually located on the famous Lungo Mare promenade. It is a promenade with a total length of 1.5 km, along which, in addition to a large number of facilities for spending time in the open air, stretch beautiful rocky, stony and landscaped beaches. In addition to all of the above, just a few short steps from the apartment there are all the amenities needed for a safe
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and peaceful everyday life, such as schools, shops, grocery stores, restaurants, cafes, coffee bars, shopping centers and the like. In short, we are sure that this apartment will charm you not only with its attractive location, but also with the spaciousness of its rooms and the possibilities it offers. **PROPERTY DESCRIPTION:** This attractive apartment with a total of 85m<sup>2</sup> of living space is located on the 2nd floor of a private apartment house, which consists of a total of 3 separate residential units, each of which has its own private entrance, as well as a garden. The entrance to the apartment is provided through the common part of the yard and the external staircase. Upon entering the apartment, we are greeted by an entrance hall with a space intended for a wardrobe, which then leads us to the living area of the apartment. The same space consists of a spacious and partially separated living room from a comfortable kitchen with a dining room sufficient for the whole family. In a slightly more private part of the apartment, there are two bedrooms, then a bathroom. The special feature of this apartment is not only its location, but also the large uncovered terrace of up to 45 m<sup>2</sup>, which is ideal for socializing and having fun with friends and family. The future owners are left with the option of covering or completely closing the terrace in order to obtain a space that can be used throughout the year or to expand the living space and thus add to the total usable square footage of the apartment. In addition, the apartment also has a partially landscaped garden of 100m<sup>2</sup>, which future owners also have the opportunity to adapt to their needs, and which also offers the possibility of conversion into a private parking space for one car. **ADDITIONAL AND TECHNICAL INFORMATION:** \* The house was built in 1972 and partially renovated in 2004, a new roof was made in 2010 and new gutters were installed, while the facade was renovated in 2015. \* The apartment has a telephone connection, a 9.2 kW low-voltage connection, a 5.2 kW air conditioner, a city gas connection, a city sewer connection and a city water connection. \* The apartment is sold furnished as shown in the pictures \* The ownership of the apartment is regular, 1/1 owner, without financial burden. This apartment represents an ideal opportunity for all those who are looking for their own private oasis in a peaceful, quiet and safe environment, but still in the immediate vicinity of all the amenities necessary for everyday life, such as numerous shops and super markets, a shopping center, restaurants, cafes, walks, beautiful rocky, stony and landscaped beaches. In addition, the apartment represents an ideal opportunity for all those who are looking for an ideal option in the form of a tourist investment with a safe return on investment. Feel free to contact us for any questions, additional information needed or a desire to organize a viewing of the apartment and its location. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30242

## Additional contact info

Reference Number: 607365  
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