

Istra, Pula - Luksuzan stan 130 m2 sa terasom i parkingom, Pula, Flat



Seller Info

Name: Agencija Angelus nekretnine
First Name: Agencija
Last Name: Angelus nekretnine
Company Name: Angelus nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://www.angelusnekretnine.hr>

Country: Croatia
Region: Grad Zagreb
City: Zagreb
ZIP code: 10000

Address: Vlaška ulica 72
Mobile: +385 91 482 6401
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556

Bank and account number:
HR5124020061100902550
Base capital: 20.000 kn
Board members: Anastazija
Darijević

Listing details

Common

Title: Istra, Pula - Luksuzan stan 130 m2 sa terasom i parkingom
Property for: Sale
Property area: 130 m²
Floor: 3
Number of Floors: 4
Bedrooms: 4
Bathrooms: 2
Price: 471,120.00 €
Updated: May 14, 2024

Condition

Newbuild: yes
Built: 2024

Location

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

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Energy efficiency: A

Heating

Central heating: yes

Parking

Number of parking spaces: 1

Description

Description:

LOCATION: The residential building is located in an attractive, representative location in the center of the city of Pula and within easy reach of all cultural and historical sights, tourist and social facilities. Only 7 km from Pula airport, and 4 km from the first beaches. **DESCRIPTION:** A luxurious apartment with an area of 130.32 m² is located in an exclusive smart home residential building consisting of a ground floor and four floors, with several high-end luxury apartments. There are currently 3 such apartments available on the first, second and third floors of the building in question. There are parking spaces on the ground floor of the building, one of which belongs to each apartment. The built-in elevator connects all floors of the building. The construction of the building is reinforced concrete and partly brick. AB walls are 20 cm thick, mezzanine panels are 20 cm thick. The facade walls are made of high-quality Poro-concrete blocks with a thickness of 20 cm. Partition walls inside the apartments are made of 10-15 cm thick gypsum-cardboard boards (both sides 2 plasterboard with mineral wool filling). The facade is mostly ventilated with a final coating of Class I ceramic tiles while it is partially demit facade. The external joinery is aluminum glazed with IZO 3-layer LOW-e glass 4.45 cm filled with argon with electric blinds and built-in mosquito nets. Possibility of remote control of blinds via app. BeeHive SG. The entrance door is anti-burglary with additional sound insulation and double seals that reduce the permeability of the door. The internal carpentry is made of smooth doors with cardboard honeycomb filling and hidden hinges, with a comprehensive aluminum door frame lacquered with PU varnish, min. 250 cm. The roof is flat impassable with a vapor barrier, a 10-centimeter thermal insulation layer, TPO foil resistant to UV rays and the final protective layer of gravel embankment. The project envisages energy class A for the building. The guarantee period for the quality of construction and construction-craftsman works was established in accordance with the law, namely 2 years for craftwork and 10 years for roofing and construction of the building. The terms and conditions of the warranty for installed equipment apply according to the manufacturer's specifications. The floors of the rooms, the living room and the dining room are covered with first-class oak parquet with a modern appearance, dimensions 1800-2200 x 140-180 x 14 mm. The floors of the kitchen, toilet, bathroom and entrance hall are covered with first-class ceramic tiles of large dimensions 90 x 90 and 60 x 120 and 120 x 120 cm, and the loggia with anti-slip ceramic tiles. The complete sanitary equipment is of high quality from a renowned manufacturer - walk-in shower with ceramic tiles of larger dimensions and under-plaster faucets for a shower tub with a rose and a shower set. Countertop sink with under-plaster mixer, built-in cistern of a renowned brand. Heating; single-level gas floor with designer button. All rooms in the apartments are equipped with inverter air conditioning units with remote and "WIFI" control every room. All apartments will be equipped with a built-in Sistem Air central vacuum cleaner. "Smart home" system with a central

multifunctional Tablet that includes an intercom installation with a camera and voice control of the application's functions in the Croatian language. 1. Light control: you create your own mood by choosing different light colors through your smart device (phone / tablet). 2. Smart wake-up system: the possibility of synchronizing the phone and the smart home (adv programmed raising of blinds and lighting of lights in selected rooms). 3. Programming the air conditioning and heating system: adjust at any time of the day or night desired temperature. 4. CO and smoke sensor: a device that notifies you if the amount of CO in your home is above recommended, and to ventilate the area as soon as possible and reduce the risk. 5. Security sensors for anti-burglary protection: in case of any unwanted entry into your apartment, you will receive a notification through our application on your smart device. 6. Video intercom: you can use a mounted tablet or smart device at any time check who is ringing and unlock the door to enter, and if you are outside your home, the application on your smart device notifies you in case someone rings your doorbell. 7. Sensors for power consumption, etc. For all questions and information or to arrange an appointment for a real estate inspection, contact us today, and you can view our General Terms and Conditions at the link <https://angelusnekretnine.hr/o-nama>. ID CODE: 5048

Additional contact info

Reference Number: 608472
Agency ref id: 5048