

## ISTRA, PULA, okolica - Atraktivan stan na prvom katu udaljen svega 150 metara od mora., Pula, Flat



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title:	ISTRA, PULA, okolica - Atraktivan stan na prvom katu udaljen svega 150 metara od mora.
Property for:	Sale
Property area:	70 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Terrace area:	11 m <sup>2</sup>
Price:	267,000.00 €
Updated:	Jun 22, 2024

### Condition

Built:	2011
Last renovation:	2023

### 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: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: ISTRIA, PULA, surroundings - Modern apartment on the ground floor only 150 meters from the sea. 191 B In a charming Istrian town 10 km from Pula, only 150 m from the sea, 1 km from the main promenade in the center, a new complex of high-quality modern apartments is for sale. Part of the complex is this modern apartment on the first floor with a total square footage of 72.38 m<sup>2</sup>. The apartment consists of an entrance staircase, a spacious living room with a dining room and an open space kitchen with access to a covered terrace, a hallway, a bathroom and two bedrooms, each with its own access to another covered terrace. The apartment also has a part of the garden and its own parking space. Due to its location and contents, this unique property is the perfect choice for a vacation, year-round residence or rental for tourist purposes in its full potential. The apartment is located in the immediate vicinity of the city center, beautiful beaches, shopping areas, restaurants, cafes, shops and all other necessary facilities.

**CHARACTERISTICS OF THE PROPERTY:** Proximity to the sea (150 meters) Close to the city center High quality construction Air conditioning PVC doors and windows Parking place Close to all essential amenities The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1028 ID CODE: 1028

## Additional contact info

Reference Number: 612870

Agency ref id: 1028