

## Istra, Pula - stan sa dvije sobe, 55 m2 u izgradnji, 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 - stan sa dvije sobe, 55 m2 u izgradnji  
Property for: Sale  
Property area: 54 m<sup>2</sup>  
Floor: 1  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 1  
Price: 159,500.00 €  
Updated: Jun 04, 2024

### Condition

Newbuild: yes  
Built: 2025

### Location

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



### Permits

Building permit: yes

### Additional information

Energy efficiency: In preparation

### Parking

Number of parking spaces: 1

### Description

Description: LOCATION: Only 3 km from the center of Pula, the largest city on the Istrian peninsula. The apartment is located in an apartment building 3 km from Pješćana Uvala and the first beaches, 10 km from Premantura - the protected landscape of

the Kamenjak nature park and beautiful kilometers of beaches, 8 km from Pula airport. The facility is located close to the main road, but the building is set back, so privacy and peace are ensured. The proximity of various key locations allows residents of Valdebek to enjoy all the benefits of housing with the highest standards. The fact that Valdebek is so close to the city center and yet outside the center of the city crowd, allows for a peaceful life in an attractive environment. The settlement looks like a village surrounded by green areas, yet it is well connected by two main roads: the Valdebek road and the Medulin road.

**DESCRIPTION:** It is a two-room apartment on the first floor of a multi-apartment building in the Pula suburb of Valdebek. The apartment consists of a living room, kitchen and dining room in an open space concept, with a total area of almost 24 m<sup>2</sup>. The apartment is oriented on two sides with large glass walls of PVC joinery. The apartment has two bedrooms, a bathroom and a spacious loggia of 5.35 m<sup>2</sup>, which is accessed from the living room. The building is currently under construction, in the phase of finishing works, and the apartment is available for purchase right now. The apartment has underfloor heating in the bathroom, while the installation of quality inverter air conditioners is planned for the rest of the apartment. A parking space is also purchased with the apartment. The property is neat. **PARKING SPACE 10 m<sup>2</sup> - EUR 6,750.00 GROUND FLOOR STORAGE 2.50 m<sup>2</sup> - EUR 3,350.00** 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: 5107

## Additional contact info

Reference Number: 614096  
Agency ref id: 5107