

ISTRA, PULA - Obnovljena obiteljska apartmanska kuća na mirnoj lokaciji, Pula, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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 - Obnovljena obiteljska apartmanska kuća na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	268 m ²
Lot Size:	451 m ²
Number of Floors:	2
Bedrooms:	7
Bathrooms:	3
Price:	450,000.00 €
Updated:	Nov 18, 2024

Condition

Built:	1985
Last renovation:	2024

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Garage:	yes
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Number of parking spaces: 3

Description

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ISTRIA, PULA, VALDEBEK - Quality and recently renovated family house consisting of 3 residential units, located in a quiet street within easy reach of all necessary amenities. We proudly present this quality and recently partially renovated family house, which consists of a total of 3 residential units. It is a house that represents an ideal solution for all those who are looking for a real warm family home, as well as for all those who are looking for real estate in the form of a tourist rental and a safe return on investment. This quality house contains everything that is needed for a large modern family, while in addition to everything mentioned, it is located just a few steps from all the facilities necessary for a safe and peaceful everyday life. Head with us towards this excellent opportunity, and don't miss the chance to become the owner of this superb property. DESCRIPTION OF THE PROPERTY: The house consists of a total of 268.50 m² of living space, which includes a square footage of the house of 223.89 m², which is divided into two floors, and a garage and workshop of a total of 44.61 m². As it is an apartment house, it is important to point out that the property consists of 3 residential units that are divided as follows: The ground floor of the house consists of two equal apartments, each of which has 52.64m² of living space, and which are divided into entrance hall with wardrobe space, which then leads us to the living area designed according to the "open space" system, where there is an equipped kitchen with a dining room, and a comfortable living room. Each apartment additionally consists of one bedroom and a bathroom. One of the apartments on the ground floor has been completely renovated and is ready to move into. While the second apartment on the ground floor needs to be finished, the carpentry, electricity and water have been changed so far! The closed staircase leads to the first floor of the house, where the largest fully renovated apartment of a total of 118.61 m² is located, which consists of an entrance hall that leads us into a large open concept space with a spacious and comfortable living room, a dining room sufficient for the whole family and a kitchen. This apartment consists of two bedrooms and a bathroom. The apartment also has its own storage room at the end of the corridor. In addition to all of the above, we must point out that there is a storage room under the staircase that leads to the first floor of the house, and that the house also has its own garage with a workshop of 44.61m², as well as additional parking spaces in the fenced yard. Equally, the house has an attic space that can be used as an ideal additional storage space, and it is possible to convert it into an additional living space. DESCRIPTION OF THE PROPERTY: The house is located on a plot of 633m² in total, after deducting the space occupied by the house with additional contents, you have a comfortable 451m² at your disposal. The yard of the house is completely fenced, future owners have the opportunity to make additional adjustments to the yard space, as well as building a swimming pool, summer kitchen and the like. The yard of the house is rich in native plants and is ideal for socializing and having fun in the open air, as well as being safe for

the carefree play of your youngest family members, as well as for fun with pets. There are two additional parking spaces in the garden in front of the garage, which future owners have the opportunity to cover. **ADDITIONAL INFORMATION:** * One apartment on the ground floor has been completely renovated and is ready to move in, while the other needs to be finished. * The apartment on the first floor is completely renovated and ready to move into. * The house is sold with all the furniture, which has been newly installed. * Each apartment has its own entrance, while the unfinished apartment on the ground floor has a separate exit to the yard and its own parking lot. * New carpentry (PVC anthracite) and a new entrance door were installed. * Windows with electric blinds in the upper apartment. * All windows and doors have installed mosquito nets. * A new inverter air conditioner was installed in the renovated apartments. * Optics are pulled through. * Every apartment is sunlit with natural light. * The ownership of the house is in order, 1/1 owner, has all the necessary documentation. **LOCATION DESCRIPTION:** The house is located in a peaceful and quiet street, without a lot of traffic and crowds. It is actually a real residential area, which mostly consists of family houses, which makes it ideal for all those who are looking for a real family home. All the facilities needed for a safe and peaceful family life are located just a few steps from the house, so you can find shops, restaurants, kindergartens, schools, parks and the like within a 3-4 minute walk. Given the proximity of its facilities such as beaches, restaurants, the center of Pula and other important places, this house is ideal for all those who are looking for real estate that will ensure a return on their investment, in the form of tourism or long-term apartment rent. Numerous natural and landscaped beaches are only a 5-minute drive from the house, while the city center is only a 6-minute drive away. This part of the city is home to numerous restaurants, quality wineries and everything necessary for the development of quality tourist services. In addition, the location of the house is isolated from noise, crowds and traffic, which makes it ideal for rest and relaxation after an active day. For any additional questions, necessary information, as well as the desire to organize an appointment to view the house and its location, feel free to contact us with confidence! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31805

Additional contact info

Reference Number: 622890
Agency ref id: 31805
Contact phone: +385 95 576 8337