

## ISTRA, PULA - Predivna katnica sa bazenom nedaleko od Pule!, 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 - Predivna katnica sa bazenom nedaleko od Pule!
Property for:	Sale
House type:	detached
Property area:	172 m <sup>2</sup>
Lot Size:	382 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	520,000.00 €
Updated:	Oct 21, 2024

### Condition

Newbuild:	yes
Built:	2019

### 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:	B
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### Parking

Number of parking spaces:	4
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## Description

Description:

ISTRIA, PULA - Beautiful apartment with a pool not far from Pula! Just a few minutes from the center of Pula is this beautiful modern design storey house. Its total area is 172 m<sup>2</sup>, and it was built on a plot of land of 382 m<sup>2</sup>. It extends over two floors. On the ground floor there is a kitchen with a dining room and a spacious living room with an open space concept, a toilet with a shower. From the living room through large glass walls there is communication with the outdoor covered terrace where there is a barbecue, a sun deck and a 32 m<sup>2</sup> swimming pool with Roman steps. Internal stairs connect the ground floor with the first floor of the house, where there are three spacious bedrooms, each with its own bathroom and laundry room. Equipment: Exterior carpentry is PVC with blinds, Demit facade 8cm, Video surveillance. Five air conditioners are used for heating and cooling, and a fireplace located in the living room is used for additional heating. The house was built with high-quality materials, while all the furniture was custom-made from solid wood. Likewise, an automatic lawn irrigation system was installed. There is parking for 4 cars in the garden. Due to its very attractive location, the property is ideal for starting a family life or as an investment for tourist purposes. For additional information and to arrange a viewing appointment, call the agent. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 32223

## Additional contact info

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