

## ISTRA, PULA - Austrougarski unikat s liftom 200 metara od mora!, Pula, House



### Seller Info

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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  
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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 - Austrougarski unikat s liftom 200 metara od mora!
Property for:	Sale
House type:	detached
Property area:	266 m <sup>2</sup>
Lot Size:	487 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	9
Bathrooms:	5
Price:	1,480,000.00 €
Updated:	Sep 05, 2024

### Condition

Built:	1913
Last renovation:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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## Description

Description:

ISTRIA, PULA - Austro-Hungarian unique with an elevator 200 meters from the sea! We present a unique property on the market in a perfect location! It is a property dating from 1913 of Austro-Hungarian architecture, located 200 meters from the sea and numerous facilities. Besides the fact that the architecture and the location are special, what makes it different from other Austro-Hungarian buildings is the elevator that connects the ground-floor apartment with the three-story apartment on the next floor. We guarantee that you have never seen a story like this before, therefore, to fully understand this unique concept, it is recommended to visit the property. By purchasing the property in question, you become the owner of a 467 m<sup>2</sup> garden, which is adorned with beautiful tall trees providing plenty of shade, and the owner of two spacious and very specific apartments that extend over a total of 5 floors within the villa. Next to the villa, there is a space for parking spaces, and through a separate entrance we access the garden, which is currently being decorated with real stone. Through the courtyard/garden on the ground floor, we access the first part of this unique story, that is, we enter the apartment, which extends over two floors and has an area of 135 m<sup>2</sup> and offers 4 bedrooms, 3 bathrooms and one toilet. In the entrance area, there is an elevator that connects the two apartments, which actually unites the two residential units, turning them into a unique house. The elevator takes us to two additional floors, and upon exiting we arrive at another residential unit that extends to three floors. The second unit offers an area of 130.88 m<sup>2</sup> and 2 bedrooms, a study, two bathrooms, a storage room, a beautiful terrace with a view of the sea, two living rooms, a kitchen and a toilet. This concept offers countless possibilities for future owners. TECHNICAL CHARACTERISTICS: - several air conditioners for heating and cooling have been installed - gas central heating - new facade - new roof - new landscaping - elevator - PVC carpentry LOCATION: An exceptional position that offers you the first beach and many others within a 3-minute walk are located in the immediate vicinity. If you are into sports, there are various amenities within walking distance, such as tennis courts, swimming pools, and a gym. Of course, in addition to sports activities, there is also a shopping center as well as all other facilities that are needed in everyday life. Neat ownership. No burden. Unique on the real estate market!!! We are available for any additional questions. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32265

## Additional contact info

Reference Number: 627113  
Agency ref id: 32265