

## ISTRA, PULA OKOLICA - Novogradnja na traženoj lokaciji, Pula, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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 OKOLICA - Novogradnja na traženoj lokaciji |
| Property for:     | Sale   |
| Property area:    | 71 m <sup>2</sup>                                      |
| Floor:            | 1  |
| Number of Floors: | 2  |
| Bedrooms:         | 3  |
| Bathrooms:        | 1  |
| Price:            | 213,000.00 €   |
| Updated:          | Nov 07, 2024   |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2025 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Pula              |
| City area:             | Škatari           |
| ZIP code:              | 52100             |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|                           |     |
|---------------------------|-----|
| Number of parking spaces: | 1   |
| Covered parking space:    | yes |

### Description

## Description:

**ISTRIA, PULA SURROUNDINGS - New construction in a sought-after location**

We proudly present the project of an exclusive modern building located in one of the most sought-after locations in this part of Pula. Just a few minutes' drive from the apartment, there is a beautiful beach, as well as numerous other facilities needed for a safe and peaceful everyday stay. It is a modern building consisting of a total of three floors and five residential units. This is a new construction of top quality worthy of your attention. The location where the building is located provides its future owners with a unique stay, as well as representing a safe investment with an almost guaranteed return on investment. Head with us towards this opportunity, and maybe right here, the search for your dream property will find a happy ending.

**DESCRIPTION OF THE APARTMENT:** We present an apartment located on the 1st floor of a new building, which consists of a total of 71m<sup>2</sup> of space, of which 66.87m<sup>2</sup> belongs to the apartment, while the rest of the square footage refers to a private parking space and a storage room. Within its 66.87 m<sup>2</sup> of living space, this apartment consists of an entrance hall, which also divides the apartment into a part intended for daily life and a sleeping part of the apartment. The living area of the apartment is designed according to the "open space" system, in which there is a spacious kitchen with enough space, a spacious dining room for the whole family, and a larger living room that is ideal for socializing and relaxing after an active day. Access to the covered terrace extends from the living room. In the second part of the apartment there are two spacious bedrooms and a bathroom. The storage room is located right next to the apartment on the first floor.

**ADDITIONAL INFORMATION:** \* The planned deadline for the completion of all works and the possibility of moving in is before the summer season of 2025. \* Each apartment will be equipped with air conditioning and underfloor heating. \* High-quality Styrodur insulation of 10 cm is placed on the facade of the building. \* High-quality double-layer PVC joinery is installed. \* The apartment's bathroom will be fully furnished. \* Buyers currently have the opportunity to influence the final stage of decorating the apartment, such as choosing the type of floor coverings, colors and the like. \* Apartments are sold turnkey, without furniture. \* The purchase of an apartment is carried out in percentage stages. \* You can buy a covered parking space for an extra charge

**LOCATION DESCRIPTION:** It is a high-value location, which provides its visitors with a unique stay. Škatari contains everything you need for a safe and peaceful life, so the first store, numerous restaurants, cafes and the like are only a few minutes' walk from the apartment. The mentioned beaches and promenades are only a few minutes' drive from the apartment, and in addition to the crystal clear sea, they offer their visitors numerous other facilities, such as beach bars, restaurants by the sea, beach volleyball courts, soccer fields, basketball courts and the like. Next to Škatare, there is also a forest park, which is an ideal destination for an escape to nature with the family, as well as a location for a perfect walk in the fresh air. In short, it is a location that is ideal for all those who are looking for a family property that will provide them with a peaceful stay, without large crowds and noise, while still being within reach of their necessary amenities. As well as representing an ideal location for all those who are looking for rare and valuable

real estate, which almost ensures a return on investment in the form of tourism. For any additional questions, necessary information, as well as a tour of the location and an overview of the project documentation, feel free to contact us at any time! 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: 32602

### Additional contact info

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