

ISTRA, PULA, VELI VRH - Luksuzan 2SS+DB stan u prizemlju novogardnje s dvorištem, Pula, Flat



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, VELI VRH - Luksuzan 2SS+DB stan u prizemlju novogardnje s dvorištem
Property for:	Sale
Property area:	85 m ²
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	50 m ²
Price:	282,000.00 €
Updated:	Aug 12, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Covered parking space:	yes
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Description

Description:	ISTRIA, PULA, VELI VRH - 2BR+DB modern and luxurious apartment, located on the ground floor of a new building with a private and spacious yard. We proudly present this excellent apartment, located in one of the most sought-after
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parts of the city of Pula. It is an apartment on the ground floor of a smaller new building, which consists of only a few residential units. The building is located in a peaceful and quiet part of Velo Vrh, in a location without traffic and away from crowds and traffic noise. The location apartment is located in a perfect place for a peaceful and safe family life, as well as for the development of your own tourist offer, with a safe return on investment. **DESCRIPTION OF THE APARTMENT:** The apartment consists of a total of 85.74 m², of which 72.27 m² refers to the residential part of the apartment, while the rest of the square footage refers to two parking spaces and a garden, calculated according to the defined coefficient. The apartment consists of an entrance hall with an overlooked space for a wardrobe, which then leads us into the living area of the apartment, designed according to the "open space" system, without dividing walls. Here you have the opportunity to spend your time in a comfortable living room next to which there is access to a larger covered terrace, sufficient for a table with 4 to 6 seats. In addition to the living room, there is a dining room and a modern equipped kitchen. From the dining room and kitchen there is access to the uncovered outdoor terrace located in the garden. The yard belonging to the apartment stretches along the entire length and width of the apartment, and is perfect for hanging out with friends and family in the open air. On the same plot, it is possible to build a swimming pool, as well as additional facilities, according to your needs and wishes. The apartment also consists of a hallway that separates two spacious bedrooms and a spacious bathroom from the living area of the apartment. With its organization of rooms and communication of the interior with the exterior, the apartment offers its future owners a unique experience and simplicity of stay. **ADDITIONAL INFORMATION:** The building in which the apartment is located was built with attention to every detail, while the apartment is of excellent quality and worthy of your attention. In addition to everything we have highlighted, we would like to add the following: * The apartment is sold furnished, as can be seen in the pictures. * High-quality PVC joinery with blinds and mosquito nets was installed on all windows and doors. * The apartment is equipped with air conditioners for heating and cooling the space, Nordic heaters and a chimney with the option of installing a pellet or wood stove. * 20 cm facade insulation was installed to ensure a simple and sustainable stay in the apartment. * The property is in order, the owner 1/1, no encumbrances, the building has all the necessary documentation, and it is possible to buy on credit. **LOCATION DESCRIPTION:** The apartment is located in a small residential building in a quiet and peaceful part of Velo Vrh. It is a location far from any form of crowd, traffic and noise, which makes the apartment ideal for a peaceful and safe family life all year round, as well as for the development of its own tourist offer. The first shops, schools, well-kept beaches, long walks, restaurants and the like are just a few steps away from the apartment, and numerous important locations located in the vicinity of the apartment are: * Pula police station = 5km * Fažana = 5km * Valbandon = 3.5km * landscaped beaches and promenades = 3km * Pula airport = 9km * shopping center = 5km For any additional questions, necessary information or wish to organize an appointment to view the apartment and its location, feel free to contact us at any time! 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: 32610

Additional contact info

Reference Number: 632839

Agency ref id: 32610