

## STAN KOJI MIJENJA ŽIVOT! AUSTROUGARSKA VILA NA PRESTIŽNOJ LOKACIJI, Pula, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	STAN KOJI MIJENJA ŽIVOT! AUSTROUGARSKA VILA NA PRESTIŽNOJ LOKACIJI
Property for:	Sale
Property area:	130 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Garden area:	150 m <sup>2</sup>
Balcony area:	6 m <sup>2</sup>
Price:	830,000.00 €
Updated:	Aug 13, 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



### Additional information

Elevator:	yes
Energy efficiency:	In preparation

## Parking

Number of parking spaces: 3

## Description

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**A RARE PEARL ON OFFER - AUSTROY-HUNGARIAN VILLA, APARTMENT WITH GARDEN 200 m FROM THE SEA!** In one of the most desirable locations in Pula, just a three-minute walk from the beach, a unique three-story apartment is for sale located in a beautiful Austro-Hungarian villa. This property offers a spacious and comfortable interior decorated with taste, with an emphasis on simplicity and elegance, allowing you to enjoy the space to the maximum. The biggest advantage of the apartment is the large terrace that offers a spectacular view of the most beautiful part of Pula, surrounded by the greenery of the pine forest and the sea. The villa has a spacious garden, and the apartment comes with a 150 m<sup>2</sup> garden, ideal for relaxing in the shade of tall trees. On the first floor, there is a spacious living room in an open concept, equipped with a top-quality kitchen and dining room. Large glass walls allow plenty of natural light and connection with the outside space. there is also a comfortable bedroom with an attached bathroom. Further up the stairs we reach the beautifully decorated attic space, which includes a terrace with an incredible view of the forest and the sea, ideal for enjoying the outdoors. The best place to renew your spirit and body. In the attic, there is also a modern bathroom with a bathtub and a shower cubicle, enhanced by skylights. There are also two comfortable rooms with skylights. This property, built in 1913, was completely renovated in 2023, including all fixtures, floors and woodwork, giving it modern functionality while retaining its historic charm. With gas central heating and four air conditioners, this property provides maximum comfort. If you decide to buy an additional floor, you will have the option of using the elevator. The apartment has two main features. The decoration is done in a stylish way to make you feel comfortable and relaxed on the one hand, and on the other hand to allow the sea to ennoble the apartment with its presence. The location of the apartment is excellent. It takes you a few minutes to reach the pine forest and the sea, the first beaches and promenades. There are also various facilities such as shops, shopping centers, schools, sports fields, which will further enrich your experience of staying in your new home. Feel free to contact us to view this truly special property! ID CODE: IS1513533

## Additional contact info

Reference Number: 632939  
Agency ref id: IS1513533