

## Dvosoban stan sa Poslovnim Prostorom u Centru Pule, 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:	Dvosoban stan sa Poslovnim Prostorom u Centru Pule
Property for:	Sale
Property area:	133 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	275,000.00 €
Updated:	Aug 13, 2024

### Condition

Last renovation:	2022
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Unique Heritage Apartment with Commercial Space in the Center of Pula - Your Dream Opportunity! Only at Dogma, a true gem among real estate awaits you! We present to you a unique heritage apartment with a commercial space, situated in the center of Pula in a peaceful location. This spacious apartment is the result of meticulous interior design, where every detail has been carefully considered to create a truly distinctive ambiance. High ceilings contribute to the sense of spaciousness and openness, illuminated by natural light that provides a feeling of
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freshness and airiness. This apartment invites you to experience a harmonious space where each room tells its own story. The entrance hallway leads you into a world of comfort and elegance, expanding into a spacious living room, a cozy bedroom, and a large dining area connected not to just one, but two kitchens. The flexibility of this apartment allows you to adapt the layout according to your needs - the living room can become an additional bedroom, while the new living room, dining area, and kitchen can become part of the open central area of the apartment. The total area of the apartment is 78.94 m<sup>2</sup>, equipped with central gas heating and a functioning potassium stove. But that's not all! Within this exceptional apartment, there is also a commercial space located in the building's basement. The space measuring 54.21 m<sup>2</sup> is designated for hospitality purposes and includes a central area, a hallway, two toilets, and a wardrobe. Here lies the opportunity to fulfill your business dreams, with our vision being the creation of your own wine & cheese bar - a perfect place to gather with friends and enjoy moments of relaxation. If you're seeking a combination of exclusive living and business opportunities, this property offers everything you need. Let the uniqueness of this apartment captivate you, providing you with signature comfort and elegance, while the basement commercial space offers a chance for creative expression and an entrepreneurial spirit. Don't miss the chance to become the owner of this one-of-a-kind property in the heart of Pula. Contact us to arrange a personal viewing of this extraordinary blend of style, functionality, and business potential. Your new adventure begins here! For all additional information and to schedule a viewing, feel free to contact us at +385 95 88 09 208 - Katarina Vlašić. Agency ID Code: IS1509368 ID CODE: IS1512030

## Additional contact info

Reference Number: 632962  
 Agency ref id: IS1512030