

## ISTRA, PULA - Komforan stan u blizini svih sadržaja, 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:	ISTRJA, PULA - Komforan stan u blizini svih sadržaja
Property for:	Sale
Property area:	83 m <sup>2</sup>
Floor:	4
Number of Floors:	4
Bedrooms:	4
Bathrooms:	1
Price:	228,000.00 €
Updated:	Sep 19, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>ISTRIA, PULA - Comfortable apartment near all amenities We present this high-quality and well-maintained spacious apartment. It is a spacious and comfortable apartment located on the 4th floor of a smaller residential building. The location of the apartment is ideal for a year-round safe and peaceful family life, while all the necessary facilities are located just a few steps away from the apartment. Take advantage of this opportunity and become the owner of this perfect family apartment that offers many possibilities to its new owners.</p> <p>DESCRIPTION OF THE APARTMENT: It consists of a total of 83.12 m<sup>2</sup> of living space, which has been used in such a way that each room fulfills its intended role, and at the same time to ensure maximum comfort during the stay in the apartment. Thus, at the entrance to the apartment, there is a small vestibule with space for a wardrobe, which then leads us into the living area of the apartment, designed according to the open space system. Here you have the opportunity to spend your time in a comfortable and spacious living room, next to which there is a dining room sufficient for the whole family and a modern and equipped kitchen perfect for preparing your favorite delicacies. The covered terrace is accessed from</p>
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the dining room and kitchen. This same terrace is an ideal place to stay all year round in your favorite company, and it can be converted into additional living space, according to the needs and wishes of the future owners. Likewise, the first bedroom is located next to the living room, while the other two comfortable and spacious bedrooms are separated from the living area of the apartment by a smaller hallway, which ensures peace and privacy. Each bedroom, including the living room, is decorated with high-quality oak parquet, which conveys the warm feeling of a real family home. In addition to the two already mentioned more spacious bedrooms, there is a bathroom and a guest toilet. **ADDITIONAL INFORMATION:** \* the ownership of the apartment is in order, the owner 1/1, without encumbrances, the building has all the documentation, the apartments are split-level, and it is possible to buy on credit. \* the apartment is sold furnished, without the owner's private belongings. \* high-quality PVC joinery has been installed throughout the apartment. \* there is oak parquet on the floor in the living room and all bedrooms, while there are ceramics in the other rooms of the apartment. \* the apartment is fully air-conditioned. \* high-quality thermal and hydro insulation was installed on all external walls. For any additional questions, necessary information or wish to organize an appointment to view the apartment, please 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: 33360

### Additional contact info

Reference Number: 642155  
Agency ref id: 33360