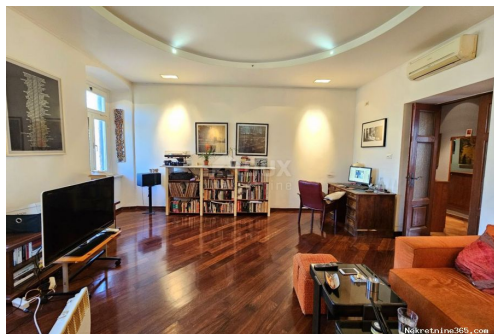


## ISTRA, PULA - 2SS+DB stan na drugome katu, Pula, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - 2SS+DB stan na drugome katu
Property for:	Sale
Property area:	95 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	200,000.00 €
Updated:	Nov 02, 2024

### Condition

Built:	1920
Last renovation:	2010

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, PULA - Spacious and comfortable 2BR+DB apartment halfway to the city center and Veruda A spacious and comfortable apartment located on the 2nd floor of a smaller residential building in an ideal location, halfway to the center of Pula and the famous part of the city - Veruda. In the immediate vicinity of the apartment, there is everything necessary for a peaceful and safe everyday family life. DESCRIPTION OF THE APARTMENT; It is a spacious apartment with a total of 95.21 m <sup>2</sup> of living space. Upon entering the apartment, we are greeted by a long corridor that gives the apartment a special atmosphere and character, and also
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connects all the rooms of the apartment. Thus, at the beginning of the corridor there is a larger room with a kitchen and dining room, then one bedroom. At the end of the corridor, there is a second bedroom, a bathroom, and a spacious and separate living room, ideal for relaxing and having fun with friends and family. High ceilings, larger wooden doors inside the apartment, and long and spacious rooms exude luxury and airiness, which gives this apartment a special character, and in addition offers future owners numerous possibilities. **ADDITIONAL INFORMATION;** The apartment is fully air-conditioned, the property is clean, unencumbered, 1/1, and the building has all the necessary documentation. This property offers excellent investment opportunities. Considering the favorable location, the apartment is ideal for renting to tourists during the season, but it can also represent an ideal opportunity for a safe and quiet family home. Due to the proximity of schools and colleges, this apartment offers the possibility of year-round rental, which makes it attractive for students who are looking for a place for a safe and peaceful stay. The building in which the apartment is located is in good condition, which further increases the attractiveness of this property. If you are looking for an apartment that offers spaciousness, comfort and an excellent investment opportunity, this apartment is the right choice for you. 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: 33396

### Additional contact info

Reference Number: 644072  
Agency ref id: 33396  
Contact phone: +385 95 576 8337