

## ISTRA, PULA, VERUDA - 2SS+DB stan na ekskluzivnoj lokaciji, 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, VERUDA - 2SS+DB stan na ekskluzivnoj lokaciji
Property for:	Sale
Property area:	74 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Price:	299,000.00 €
Updated:	Nov 02, 2024

### Condition

Built:	2004
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	7
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## Description

Description:

ISTRIA, VERUDA - High-quality and well-maintained 2BR+DB apartment located on the 3rd floor of a smaller building, only 150m from the first beaches and promenade. We present a beautiful family apartment located only 150m from the first natural and organized beaches. It is an apartment that is ideal for all those who are looking for an ideal place for a peaceful and safe life, as well as for all those who are looking for rare opportunities in the form of a tourist investment. The apartment is ready to move in almost immediately and is fully furnished.

**DESCRIPTION OF THE APARTMENT:** The apartment consists of 74.55m<sup>2</sup> of living space, the entrance to the apartment is the entrance hall with a wardrobe space, which connects all the rooms of the apartment and leads us to the living area of the apartment designed according to the "open space" system, without partitions. walls. Here you have the opportunity to spend your time in a spacious and sunny living room, which has access to a larger covered balcony. Then, in addition to the living room, there is also a dining room sufficient for the whole family, and an equipped kitchen ideal for preparing your favorite delicacies. The apartment also has two spacious bedrooms, one bedroom is an ideal room for children, while the other is slightly larger and is the "master" bedroom. The apartment also has a spacious bathroom, as well as a separate guest toilet and storage room.

**ADDITIONAL INFORMATION:** What we must highlight is the high-quality orientation of the apartment towards the sun, which contributed to the natural lighting of the space and the feeling of warmth right at the entrance to the apartment. Additionally; \* The ownership of the apartment is in order, owner 1/1, the building has all the documentation, possible purchases on credit. \* The apartment has high-quality and well-maintained parquet in the rooms and the living room, while the other rooms have high-quality ceramics. \* The apartment is equipped with PVC joinery, air conditioning, and has a chimney with the possibility of heating with pellets or wood. \* The apartment is sold furnished, without personal belongings, which means that you only need your travel luggage to move in. \* Parking is provided in the courtyard of the building.

**LOCATION DESCRIPTION:** The apartment is located in an exclusive location that makes staying in the apartment unique. All the facilities needed for everyday life are located just a few steps away from the apartment, namely shops, numerous restaurants, cafes, schools, kindergartens, doctors, public city transport and the like. But what we must highlight is that the first beach is only 200 meters away on foot from the apartment, where you have the opportunity to enjoy the joys of the sea every day without the need to use a car. In addition to the aforementioned, one of the most famous promenades in the city of Pula, known as Lungomare, is also just a few steps away from the apartment, offering you the opportunity for long walks along the coast, running or cycling, as well as a choice between numerous beaches that stretch all 1, 7 km long walk. In short, this apartment represents an ideal opportunity for all those who are looking for a dream family property, which at the same time offers them security, simplicity and uniqueness of residence. In addition, this apartment is ideal for all those who are looking for rare opportunities in the form of tourist investment and development of their own offer. Do not miss

this opportunity and become the owner of one of the rare apartments on our market. For all questions, necessary information or wish to organize an appointment to view the apartment, as well as its location, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33395

### Additional contact info

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