

ISTRA, PULA - kuća na parceli sa velikim potencijalom za izgradnju, Pula, House



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
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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 - kuća na parceli sa velikim potencijalom za izgradnju
Property for:	Sale
House type:	residential-commercial
Property area:	154 m ²
Lot Size:	1230 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	600,000.00 €
Updated:	Nov 07, 2024

Condition

Built:	1984
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Location

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



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Description

Description:	<p>PULA, CENTER - house on a plot with great potential for construction Pula is the largest city of the Istrian County, located in the southwestern area of the impressive landscape of the Istrian peninsula, and is characterized by an interesting cultural and historical heritage, beautiful nature and long beaches that take your breath away. The city developed partly under and partly on seven hills: Monte Zaro, Monte Serpente, Monte Ghiro, Monte Magno, Monte Paradiso, Monte Rizzi and Monte Vidal. A moderately warm climate with mild winters and warm summers prevails, so it is an ideal place for potential property owners who will be able to enjoy them all year round. Almost 360 thousand tourists chose Pula as their tourist destination last year for a reason. This reason is exceptional cultural sights,</p>
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beautiful clear sea, excellent accommodation, a large number of cultural manifestations and entertainment events. Pula is an ideal place for people looking for a variety of activities. You can explore the city and its surroundings by bicycle regardless of the time of year. Cycle on one of the many well-maintained trails and learn a lot about the city itself and its surroundings. Take the gladiator trail, get to know the charming fishing town of Fažana, or turn onto the orchid trail, discovering many exotic plants. If you are a fan of exploring the depths of the sea, the sea around Pula is a real treat for you. Experience rich flora and fauna, mysterious caves and tunnels, underwater rocks and shipwrecks. Surfers and those who want to become surfers have the opportunity to visit the center of Premantura and experience the winds and waves in a beautifully landscaped area where experienced surf coaches await them. For people thirsty for adrenaline, Pula offers a completely unusual view from the air in a panoramic flight - endless green hills, endless olive groves, medieval towns, blue bays and pine-covered islands. If that's not enough for you, the karting track in Pula Green Garden offers rides of different levels to fulfill your need for adrenaline. Only 2 km from the center of Pula, in a quiet area where housing is rapidly developing, benefiting from the proximity of public facilities such as a hospital, bank, park, market and even the police, there is a plot of residential building - a house, which is part of a former residential and business complex in who was operated by the car service. The living space of the house consists of two independent apartments, which are evenly distributed on two floors, that is, on the ground floor and on the 1st floor, while the apartment on the first floor has a separate external access. Next to the house, there is also a functional building on the plot, which previously served as part of a car repair shop. Due to the earlier activity of this residential and business complex, a large part of the plot is paved, and it is possible to park a large number of cars without hindrance. According to the existing urban planning parameters, it is possible to build a much larger space on this plot, both for housing and for some service activity. The plot is of a regular shape in an excellent location near the center of Pula, from where you can reach the market and the center of Pula in 15 minutes on foot. Excellent opportunity for investment and construction of either residential or residential-commercial space on a plot of 1230m² with permitted construction of P+2! I am at your disposal for any additional information and/or questions. Dear clients, the agency commission is charged in accordance with the General Terms of Business <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33347

Additional contact info

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