

## ISTRA,PULA - Prekrasan novi stan s dvorištem!, 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 - Prekrasan novi stan s dvorištem!
Property for:	Sale
Property area:	49 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Garden area:	70 m <sup>2</sup>
Price:	139,900.00 €
Updated:	Oct 11, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A
--------------------	---

### Parking

Number of parking spaces:	1
---------------------------	---

### Description

Description:	ISTRIA, PULA - Beautiful new apartment with a yard! Pula is the largest city in
--------------	---

Istria, and like the rest of the region, it is known for its mild climate, calm sea and untouched nature. The town has a long tradition of winemaking, fishing, shipbuilding and tourism, and is also a transit port. We are mediating the sale of this beautiful family apartment. It is located just a few minutes from the city center. It is located in a new residential building and is located on the ground floor of the building. It has its own parking space and private garden. DESCRIPTION OF THE APARTMENT The total living area is 49.50 m<sup>2</sup>, of which 38.05 m<sup>2</sup> is the residential part, while the rest of the square footage is covered by the parking lot and the garden, which are calculated according to the coefficient. It consists of a spacious living room, which is an open space, and in it there is a kitchen and dining room with an exit to the terrace, which provides a lot of daylight into the room, as well as a bedroom and bathroom, as well as a storage room, which is located in the building right next to the apartment. The apartment is heated and cooled using an inverter air conditioner, and the entire apartment has underfloor heating. A big bonus of this apartment is a beautiful garden of 70 m<sup>2</sup>, which is completely fenced and you have access to it from the living room and from your own parking space. The building is new and the apartment has never been used. The building is new and completed. The operating permit has not yet been obtained, but the arrangement of the paperwork and the floor plan of the building is currently in the process. Ownership will be 1/1. The apartment is an opportunity and we recommend it to our clients! For more information about the apartment, location and for viewing, call your agent! 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: 33982

### Additional contact info

Reference Number: 659389  
Agency ref id: 33982  
Contact phone: +385 99 371 3802