

## Pula Stan 54,73m2-Dvije spavaće+Parkirno mjesto, Pula, Flat



### Seller Info

Name:	Agencija Bagi Immobilien
First Name:	Agencija
Last Name:	Bagi Immobilien
Company Name:	Bagi Immobilien d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://bagi-immobilien.hr/">https://bagi-immobilien.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Fažana
City area:	Fažana
Address:	Istarska 10
Mobile:	099 844 0297, 098 9655 281
About us:	BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title:	Pula Stan 54,73m2-Dvije spavaće+Parkirno mjesto
Property for:	Sale
Property area:	54 m <sup>2</sup>
Floor:	1
Bedrooms:	3
Bathrooms:	1
Price:	174,210.00 €
Updated:	Oct 16, 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: Pula-Novogradnja apartment S3-54,73m2+parking space+storage In a quiet part of town, in a single building with only 4 apartments on 1 floor this apartment is located. The apartment consists of: entrance hall, living room with kitchen and dining room, two bedrooms, bathroom and loggia. The apartment has one parking space and a storage room. All included in the price of the apartment. As the seller is a legal entity, the buyer is exempt from paying real estate sales tax. Technical description of the object The foundation slab, walls, mezzanine and roof structure, load-bearing columns are reinforced concrete Thermal insulation of the walls from 10 to 15 cm, thermal insulation of the roof 15 cm; from EPS and stone wool facade with a final layer of stone and noble finishing decorative plaster RÖFIX in natural tones Terraces and roof hydro-insulated with the SIKA system or similar. Additional thermal insulation for all unheated areas The installation of quality materials and equipment ensures low energy consumption and high energy standard A + Garage and storage space inside the building, outdoor parking spaces Sensory lighting on the staircase and corridors In order to ensure and enjoy excellently lit living spaces, all glazed surfaces are of larger dimensions PVC exterior joinery, igo glass filled with argon with LOW coating, height 250cm Blinds for protection from the sun with a plastered thermal insulation box Floor and wall coverings - 1st class Italian ceramics Balcony railings made of laminated glass with aluminum profiles Inverter air conditioners are provided as a source of heat and cooling energy Floor heating in the bathroom Built-in sensors for detecting smoke and carbon monoxide in all housing units for additional security of the entire building Bathroom equipment from renowned manufacturers with high-quality faucets (HANSGROHE or similar...), walk-in shower, console-type toilet bowls with soft close lowering of the board, low-noise drain and supply pipes HORMANN doors (entrance doors for apartments are fireproof and

anti-burglary) Video intercom URMET or similar.. Waste disposal and recycling provided in a separate place outside the building For all information, call +385 91 1509059 (Viber / WhatsApp) or by email: aida.kudic@bagi-international.hr ID CODE: 4133

### Additional contact info

Reference Number: 661267  
Agency ref id: 4133  
Contact phone: 0911509059