

Pula, Veli Vrh- moderan stan 62m2 u prizemlju, Pula, Flat



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Pula, Veli Vrh- moderan stan 62m2 u prizemlju
Property for:	Sale
Property area:	62 m ²
Bedrooms:	3
Bathrooms:	1
Terrace area:	17 m ²
Price:	198,000.00 €
Updated:	Oct 31, 2024

Condition

Newbuild:	yes
Built:	2015

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A
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Parking

Number of parking spaces:	1
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Description

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Pula is the largest city of Istria. It lies in the southwestern part of the Istrian peninsula, on the coast of a well-protected bay. Of the numerous preserved monuments from the Roman era, the triumphal arch of the Sergius, rich architectural and relief decorations, and the Augustus temple from the beginning of the 1st century stand out. Veli Vrh is a suburban settlement and one of the local councils of the City of Pula. Veli Vrh is the largest hill in Pula. After the conquest of Istria, the Romans quickly discovered its beauty and began to build vacation homes. Kaiser Immobilien presents a spacious and modern apartment of 62 m² on the ground floor, located in a quiet location with parking and a pleasant neighborhood. This apartment offers an ideal combination of functionality and comfort, perfect for a family or investment. Entering the apartment through the main entrance of the building, you will be greeted by a corridor of 5.27 m², which leads to different rooms. On the right side is the first room of 3.36 m², which once served as a sauna, and can now be a study or dressing room. The next door leads to a modern bathroom of 4.60 m², equipped with a washing machine, shower and toilet. The bedroom, measuring 12.77 m², is elegantly decorated and offers the perfect haven for rest. The central part of the apartment consists of an open concept living room, dining room and kitchen on 19.89 m², with access to a covered terrace, which will become a loggia in the spring and can serve as an additional room of 9.54 m². In addition, the apartment has an outdoor terrace of 17.74 m² with direct access to its own parking lot of 12 m². The apartment is oriented to the south side. Special features of the apartment include energy certificate A, high quality construction with 10 cm of external insulation, PVC joinery with IZO glass filled with argon, aluminum blinds with shock absorbers, anti-burglary and anti-fire doors DIERE, intercom with electronic unlocking of the entrance door, and satellite and terrestrial connections in all rooms. The apartment is equipped with quality 1st class Italian ceramics and stylishly furnished, categorized with 3 stars and can continue to be rented. A decorative stone wall in the living room adds to the luxurious feel, while the outdoor air conditioning unit is discreetly placed on the outside of the balcony. This apartment is the perfect choice for those looking for a comfortable home or a safe investment. Proximity to amenities: Pula, center- 4 km Restaurant- 1 km Cafe- 750 m Shop- 750 m Elementary school: 1 km Gas station: 750 m Pharmacy: 1.1 km Beach- 2.5 km Sights- 1 km Airport- 8.6 km Distance between major cities: Pula - Ljubljana: 200 km Pula - Vienna: 580 km Pula - Budapest: 600 km Pula - Prague: 900 km Pula - Munich: 600 km Pula - Zagreb: 264 km Agency commission for the buyer is 3 % + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal act. ID-CODE: 127-031 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: jennifer@kaiser-immobilien.hr Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-031

Additional contact info

Reference Number: 663428
Agency ref id: 127-031

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