

## ISTRA, PULA - Kompletno namješten 2SS+DB stan 61m2 u širem dijelu centru grada s parkingom, 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 - Kompletno namješten 2SS+DB stan 61m2 u širem dijelu centru grada s parkingom
Property for:	Sale
Property area:	61 m <sup>2</sup>
Floor:	2
Number of Floors:	4
Bedrooms:	3
Bathrooms:	1
Price:	260,000.00 €
Updated:	Oct 25, 2024

### Condition

Built:	1958
Last renovation:	2010

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	7
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## Description

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ISTRIA, PULA - Fully furnished family apartment of 61.85m<sup>2</sup> in the wider part of the city center with parking in a building from the 80s. The agency offers a wonderful family apartment located in an excellent location in the wider part of the city center. This spacious apartment of 61.85 m<sup>2</sup>, located on the 2nd floor of a quality residential building built in the 1980s, offers maximum comfort, style and practicality in one place.

**DESCRIPTION OF THE APARTMENT** It is an apartment that was completely renovated in 2010 by the owner, which means that all the electricity, water and drainage installations were replaced, so the exterior PVC was installed as well as the interior new carpentry. In addition, window sills were added, quality parquet with a thickness of 26 mm was installed, and tiles with additional sound and thermal insulation were installed. All this ensures excellent thermal and sound insulation of the apartment. The interior of the apartment consists of an entrance hall, a spacious living room and a kitchen/dining room located in an open space, from the same room there is an exit to the outdoor balcony. The apartment also has 2 comfortable bedrooms, one of which has its own private small terrace, and a modern, larger bathroom with a separate toilet, as well as a storage room. The apartment is equipped with two air conditioners that provide a comfortable temperature throughout the year. In the living room, there is also a preparation for a pellet stove, which additionally contributes to the warmth and comfort of the space. Large windows allow plenty of natural light in the apartment, and provide a beautiful view to the east and west. The apartment comes with a large storage shed in the basement of the building, and at the same time the building has its own yard where parking is provided only for tenants.

**ADDITIONAL INFORMATION;** The special advantage of this apartment is that it is sold with quality custom-made furniture and appliances such as built-in dishwasher, hob and oven, free-standing fridge, washer/dryer, TV, and quality inverter air conditioning with two indoor units. Everything has been carefully selected to provide you with maximum comfort and practicality. The apartment is sold fully furnished, which means that you only need your personal belongings to move in, and you can move in immediately! Equally, the apartment represents a great investment opportunity with a safe return on investment. It is categorized as a 4-star apartment and has excellent guest reviews. Apartment profiles with multilingual descriptions are found on leading sales portals for tourist rentals and are intended for digital nomads. This means that by purchasing this property, you are not only acquiring a beautiful home, but also a well-established business.

**LOCATION INFORMATION;** The location of this apartment is absolutely excellent! It is located in a quiet street, only 600 meters from the famous Pula Gardens, and only 2 km from the most beautiful Pula beaches. A shop is only 50 meters away, a pharmacy 100 meters away, while schools and all cultural and historical facilities are only a 5-10 minute walk away. Various city events, concerts, exhibitions, film and theater festivals and gourmet day and night events are also held nearby. The ownership of the apartment is clean, 1/1, and the building has all the necessary documentation. Do not miss the opportunity to become the owner of this wonderful apartment in the heart of the city! For any

questions, necessary information or wish to organize an apartment viewing appointment, please feel free to contact us! 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: 34477

## Additional contact info

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