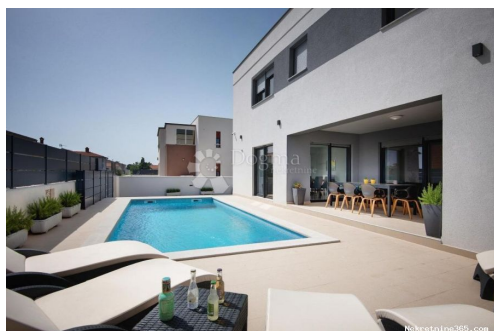


## MODERNA KUĆA U OKOLICI PULE, Pula, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                   |                             |
|-------------------|-----------------------------|
| Title:            | MODERNA KUĆA U OKOLICI PULE |
| Property for:     | Sale                        |
| House type:       | detached                    |
| Property area:    | 172 m <sup>2</sup>          |
| Lot Size:         | 388 m <sup>2</sup>          |
| Number of Floors: | 1                           |
| Bedrooms:         | 4                           |
| Bathrooms:        | 4                           |
| Price:            | 520,000.00 €                |
| Updated:          | Oct 28, 2024                |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2022 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Pula              |
| City area:             | Šikići            |
| ZIP code:              | 52100             |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

## Description

### Description:

For sale is a modern house with a pool, located in a quiet suburb of Pula. The house has a total area of 172 m<sup>2</sup>, consisting of a ground floor and the first floor, ideal for family living or as an investment in tourism. The house already has a well-established rental business model. On the ground floor, there is a spacious living room, bathroom, kitchen, and dining area with access to a covered terrace. The terrace offers access to a 32 m<sup>2</sup> pool with a sunbathing area. The first floor contains three comfortable bedrooms, each with its own bathroom, providing additional privacy and comfort. The house is equipped with underfloor heating in the bathrooms, while other rooms are heated via air conditioning units. A connection for a fireplace has been left on the ground floor. The property is fully furnished and ready to move in, and it is sold fully equipped. The location is excellent, just a 5-minute drive to Pula and 15 minutes to the nearest beaches. Clear ownership, no encumbrances! Make the right decision with our support for a pleasant property buying experience, contact us with confidence: FILIP MARIĆ Licensed Agent Mob: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com)  
----- Michael Radola Licensed Agent +385 91/575-3640 [michael.radola@dogma-nekretnine.com](mailto:michael.radola@dogma-nekretnine.com) ID CODE: IS1513807

## Additional contact info

Reference Number: 665688  
Agency ref id: IS1513807