

## Novogradnja - TOP lokacija, Pula, Flat



### 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:	Novogradnja - TOP lokacija
Property for:	Sale
Property area:	61 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	95 m <sup>2</sup>
Terrace area:	8.2 m <sup>2</sup>
Price:	1.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024
Last renovation:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

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

### Parking

Number of parking	1
-------------------	---

spaces:

Covered parking space: yes

## Description

Description:

FOR SALE: Newly built apartment on the 1st floor with a wonderful terrace and a parking space in Pula Apartment area: 50.51 m2 Large covered terrace: 8.20 m2 Storage room: 2.75 m2 Covered parking space The apartment consists of 2 bedrooms, hallway with wardrobe, modern bathroom, open space living room, kitchen and dining room and a beautiful covered terrace. The spacious garden of 90 m2 is ideal for relaxation, socializing or garden projects. Equipment and characteristics: A liftable sliding wall in the spacious living room, equipped with electric blinds, provides plenty of natural light and access to a wonderful terrace. Burglar-proof front doors provide security and peace of mind to your home. You will enjoy underfloor heating in the bathrooms. Laminate in the bedrooms provides comfort and warmth, while in the other rooms, larger-format ceramics are installed for an elegant look and easy maintenance. Walk-in showers in bathrooms bring a feeling of luxury and practicality. The air conditioner in the spacious living room ensures a comfortable temperature throughout the year. Payment dynamics: 10% deposit for apartment reservation. 50% payment after completion of roh bau construction. 30% payment after the completion of interior craftsman works. The remaining 10% of the payment after obtaining the use permit. Deadlines: The expected deadline for the completion of the roh bau construction is 05/24. Completion of artisanal works is planned by 12/24. Possibility of personalization: In case you want to make the purchase during the construction phase, the investor offers you the possibility of certain corrections of the equipment at an additional cost, in order to adapt the apartment to your wishes and needs. This property is a real opportunity for those looking for a combination of elegance, quality and functionality. ID CODE: IS1510131

## Additional contact info

Reference Number: 672740

Agency ref id: IS1510131