

## Luxury B&B u srcu Pulske jezgre - NOVOGRADNJA, 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:	Luxury B&B u srcu Pulske jezgre - NOVOGRADNJA
Property for:	Sale
House type:	in sequence
Property area:	350 m <sup>2</sup>
Lot Size:	80 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	11
Bathrooms:	10
Price:	1.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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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### Description

Description:	In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has
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gradually become one of the leading tourist destinations in Croatia in the last ten years. This apartment house with a total living area of 150 m<sup>2</sup> is located in one of the most attractive parts of the city of Pula, in the very heart, next to the forum. The property consists of 3 high-quality and modernly decorated 1.5-room apartments, each on its own floor with a bedroom, kitchen and living room (joined), balcony and shared garden included in the price (€80,000 estimated value!). It is currently in the phase of complete adaptation, and the works will be finished in July 2023. This is a highly profitable investment for real investors because it can be paid back in less than 10 years. In the same way, the future buyer can use one floor separately for living, while the other two can be used for tourist and year-round rental and generate additional income. The seller also offers the possibility of booking, cleaning and maintenance services for tourist purposes, as he himself currently runs a tourist facility next to the building. The listed price is for the real estate in the "turnkey" phase. ID CODE: IS1509091

### Additional contact info

Reference Number: 674315  
Agency ref id: IS1509091