

## Jednosobno stan s odličnom lokacijom i investicijskim potencijalom u Šijani, Pula, Pula, Flat



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company: Aspectus d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Mletačka 12/3  
Mobile: +385 98 743 467  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the

ownership with the land registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

|                   |   |
|-------------------|---|
| Title:            | Jednosobno stan s odličnom lokacijom i investicijskim potencijalom u Šijani, Pula |
| Property for:     | Sale  |
| Property area:    | 48.68 m <sup>2</sup>  |
| Number of Floors: | 3   |
| Bedrooms:         | 2   |
| Bathrooms:        | 1   |
| Price:            | 155,000.00 €  |
| Updated:          | Nov 01, 2024  |

### Orientation

|              |                 |
|--------------|-----------------|
| Orientation: | West, Southwest |
|--------------|-----------------|

### Condition

|            |      |
|------------|------|
| Built:     | 2008 |
| Condition: | Kept |

### Location

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

### Permits

|                  |     |
|------------------|-----|
| Building permit: | yes |
|------------------|-----|

Ownership certificate: yes  
Inspection certificate: yes



## Additional information

Infrastructure: Cable TV, Sewage, Electricity, Telephone installation  
Energy efficiency: In preparation

## Description

Description: One-bedroom apartment for Sale in Šijana, Pula A fully furnished one-bedroom apartment is for sale on the ground floor of a building in the popular Šijana neighborhood in Pula. This apartment is ideal for those seeking the convenience of ground-floor living, functionality, and proximity to essential amenities. It features an entrance hallway, a spacious bedroom, a large bathroom, a kitchen with a dining area, a living room, a loggia, and a small storage room, providing everything needed for comfortable living. The location is exceptional, with numerous amenities nearby: grocery stores, a bus stop, a bank, a post office, cafés, a kindergarten, a language school, and a shopping center, all just a few minutes walk away. The apartment also includes one parking space in front of the building, adding convenience. The advantages of this location are particularly prominent during the summer months, thanks to its excellent connectivity—just a 5-minute drive to the highway and only 8 minutes to the airport by car. This makes the apartment an excellent choice for long-term investment, whether for tourist rentals or year-round leasing. This is a perfect opportunity for anyone looking for a high-quality, fully furnished apartment in Pula with a strong potential for return on investment!

## Additional contact info

Reference Number: 679217  
Agency ref id: 1674  
Contact phone: +385 98 743 467