

## Pula/Gregovica - stan 86 m2 u visokom roh bau -1.kat, Pula, Flat



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.  
Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Pula/Gregovica - stan 86 m2 u visokom roh bau -1.kat  
Property for: Sale  
Property area: 86 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 1  
Price: 249,000.00 €  
Updated: Nov 07, 2024

### Condition

Built: 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
Quarter: Gregovica  
ZIP code: 52100



### Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes

### Additional information

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

### Heating

Heating type: central (own) gas, air-conditioner

### Description

Description: High quality apartment for sale, 1st floor of a family house in Pula - Gregovica settlement. We offer a comfortable apartment on the first floor of a family house, located in a quiet and attractive part of Pula, in the immediate vicinity of absolutely all necessary facilities. Schools, hospitals, shopping centers, city center, market, sea, beach, quick access to main roads... The apartment is of high quality,

which allows the future owner to decorate it according to his wishes. It consists of a spacious hallway, two bedrooms, a bathroom and a separate toilet, an open kitchen with a dining room and a living room, and a pantry inside the kitchen. And a spacious terrace that can be accessed from the living room. Underfloor heating has been installed throughout the apartment, air conditioners are in the bedrooms and living room, and there is also the possibility of heating with wood and pellets, as well as gas (chimneys installed). The apartment has two parking spaces in the fenced yard of the house. Remark; The owner leaves the future buyer with the choice of ceramics to buy and install, and the costs are already included in the price of the apartment. The documentation is in order, and the ownership is 1/1. Make your residential dreams come true! Contact us for details and come see the potential of your future home. The apartment is ready to be decorated according to your wishes. Contact us today!

### Additional contact info

Reference Number: 680621  
Agency ref id: 589