

Pula, Istra-moderan stan 50m2 s dodatnom prostorijom, Pula, Flat



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Pula, Istra-moderan stan 50m2 s dodatnom prostorijom
Property for:	Sale
Property area:	50 m ²
Floor:	2
Number of Floors:	5
Bedrooms:	2
Bathrooms:	2
Balcony area:	5 m ²
Price:	175,000.00 €
Updated:	Nov 14, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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

Permits

Ownership certificate:	yes
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Additional information

Elevator:	yes
Energy efficiency:	In preparation

Parking

Number of parking spaces: 1
Covered parking space: yes

Description

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Pula is the largest city of Istria. It lies in the southwestern part of the Istrian peninsula, on the coast of a well-protected bay. Pula stands out for its preserved Roman amphitheater, the Arena, one of the most important symbols of the city. The city offers a combination of historical sights, Mediterranean climate and modern facilities, making it attractive for life and tourism. Surrounded by clean beaches and nature, Pula is also an important economic center with developed maritime, commercial and tourist activities. Kaiser Immobilien presents a modern apartment of 41.7 m² located in a new building with an elevator and its own parking space. This bright and functionally designed apartment is located on the second floor of a residential building, and access is provided by stairs or a new elevator. The apartment is equipped with a security door, and the entrance leads to the open space of the living room, dining room and kitchen. To the right of the entrance is a work corner with a desk and a wardrobe. On the left side there is a modern bathroom equipped with a toilet, a shower cabin, a new Gorenje washing machine and a Vaillant gas boiler. The kitchen is completely new and equipped with modern appliances - fridge, oven and stove (combination of gas and electric plates). The bedroom is equipped with new furniture, and the dining room has an exit to the balcony with a view of the neighboring building and the parking lot. The special feature of this apartment is the additional space (storage) of 13.57 m², located on the ground floor. This space has a toilet, a bathroom, a window and built-in installations for TV and Internet, which allows it to be used as an additional room. Heating is provided by a gas boiler and radiators in each room (four in total), and the apartment is equipped with a new air conditioner. It is sold fully furnished, with all new furniture and appliances. An ideal property for a comfortable life or as an investment! Note: The operating permit and energy certificate are in the process of being issued. According to the construction project, an energy certificate of class A+ is expected. Proximity to facilities: Pula, center - 1.5 km Restaurant - 500 m Cafe - 300 m Shop (Tommy, Kaufland, Plodine) - 500 m Market: 100 m Hairdresser's salon: 5 m Elementary school: 1.3 km Bus station: 1 .5 km Gas station: 700 m Beach- 2.4 km Sights- 1 km Airport- 6 km Distance between major cities: Pula- Ljubljana: 200 km Pula- Vienna: 580 km Pula- Budapest: 600 km Pula- Prague: 900 km Pula- Munich: 600 km Pula- Zagreb: 264 km Agency commission for the buyer is 3% + VAT and is paid in case of real estate purchase, at conclusion of the first legal act. Interested buyers can look around only with the prior signing of a real estate brokerage contract. ID-CODE: 127-040 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: jennifer@kaiser-immobilien.hr Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-040

Additional contact info

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