

## ISTRA, PULA - Kuća s velikom okućnicom, Pula, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRJA, PULA - Kuća s velikom okućnicom
Property for:	Sale
House type:	detached
Property area:	167 m <sup>2</sup>
Lot Size:	832 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	2
Price:	380,000.00 €
Updated:	Nov 19, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
Number of parking spaces:	2

### Description

Description:	ISTRJA, PULA - House with a large garden Pula is the largest city in the Istrian County, located in the southwestern part of the impressive landscape of the Istrian Peninsula, and is characterized by an interesting cultural and historical heritage,
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beautiful nature and long, breathtaking beaches. The city developed partly under and partly on seven hills: Monte Zaro, Monte Serpente, Monte Ghiro, Monte Magno, Monte Paradiso, Monte Rizzi and Monte Vidal. The moderately warm climate with mild winters and warm summers prevails, making it an ideal place for potential property owners who will be able to enjoy them throughout the year. A house with a large garden is for sale in the very suburbs of Pula. The house is located on a plot of 999m<sup>2</sup> and its area is 167m<sup>2</sup>. The garden of the house covers an area of 832m<sup>2</sup>. The house consists of a ground floor and an upper floor. On the ground floor there is an office with a separate entrance from the outside, a bedroom, a large wardrobe with built-in wardrobes, a bathroom, a living room and a kitchen with a dining area that leads to a terrace. Internal stairs lead to the first floor of the house. On the first floor there are two bedrooms, one of which has an exit to a balcony overlooking beautiful greenery. On the first floor there is also a bathroom with a jacuzzi hydromassage tub. On the ground floor there is also a summer kitchen, which is accessed from the dining room, next to which there is a large tavern with an indoor fireplace and a social area, a storage room with a basement. Also on the ground floor there is a room with its own entrance, a bedroom and a bathroom, which need to be completed. In front of the house there are two covered parking spaces. On the back of the house there is a large terrace with a garden, from which you enter the summer kitchen, or dining room. A landscaped path leads to the side of the house where the garage/storage is located. The house's yard is large and completely buildable, which opens up the possibility of building a swimming pool and other facilities according to your wishes. The house has central heating, gas, and the gas tank is located at the back of the house. The house also has 5 air conditioners, which are located in each bedroom, living room and the previously mentioned office. The house has a thermal facade and all openings have PVC joinery with insulated glazing and ALU shutters. The location of the property is excellent, all necessary facilities are nearby, and the distance to the sea is 5 minutes by car. The same distance, which is 3km, will take you to the very center of the city of Pula. Certainly a beautiful property for luxurious family life, but also suitable as an investment in the form of elite tourism. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 18210

## Additional contact info

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