ID: 2348

# HIGH-QUALITY NEWLY BUILT APARTMENT WITH TWO BEDROOMS AND GARDEN

Pula

**310,500 €**
3,450 €/m$^2$







In the very south of the Istrian peninsula 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 beautiful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

This extremely high-quality new building by a proven investor with a total of four family apartments is planned in Pula. This family apartment will be located on the ground floor of the new building and the living area will be 83.26 m2 with a 113 m2 garden, two parking spaces and a storage room on the ground floor of the building. The apartment will consist of an

extremely spacious and bright living room with a kitchen and dining room in which a sliding glass wall with electric shutters will be installed, through which access to the loggia will be provided, two bedrooms, one of which will have access to a covered terrace and two bathrooms. High-quality ceramics will be installed throughout the apartment, while laminate is planned in the bedrooms, and the building will be economical considering that a thermal facade with a thickness of 10 cm is planned. Heating and cooling system through three Samsung WindFree air conditioning units, one in each room. The apartment will be equipped with double-layer glass and anthracite-colored PVC joinery with blinds. The high-quality newly built building will be located in an excellent location, close to all amenities such as shops, post offices, banks, kindergartens, promenades, parks, woods and the center of the city of Pula.The process of obtaining a building permit is underway, and due to a proven and reliable investor, occupancy is expected at the end of summer 2026.

The above-mentioned high-quality and economical real estate is a very interesting property due to its quality of construction and location, and it offers various possibilities to the future owner, whether for family housing or the possibility to engage in tourist activities, renting it out and getting a faster return on invested funds.

FOR ALL OTHER INFORMATION, CALL THE NUMBER:
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Licensed agent

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Pula | PROPERTY ID | 2348 |
| PRICE | 310,500 € | TYPE | Flat |
| FLAT TYPE | Two rooms | AREA | 90 m² |
| YEAR BUILT | 2025. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 2 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | 113 m² | PARKING SPACES | 2 |
| POOL | - | VIEW AT | Nature |
| ACCESS ROAD | Yes | JOINED ROOMS | Storage room |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Wood stove | JOINERY | Excellent, PVC |
| WALLS MATERIAL | Brick, Concrete | WALLS CONDITION | Excellent |
| TILES | Excellent | PARQUET | Excellent, Laminate |
| FACADE | Excellent, Thermal insulation | ROOF | Flat roof |
| INTERNAL STAIRS | Excellent | EXTERNAL STAIRS | Excellent |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |

| | | | |
|---|---|---|---|
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |

## Extra features

- Terrace
- Pantry
- Garden

## Infrastructure

- Electricity
- Water
- Sewerage

## Quadratures

| | |
|---|---|
| BATHROOM | 5 m² |
| LIVING ROOM WITH KITCHEN AND DINING ROOM | 32 m² |
| BEDROOM | 14 m² |
| LOGGIA | 8 m² |
| PANTRY | 1 m² |
| BEDROOM | 16 m² |
| TERACE | 4 m² |

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