ID: 2351

QUALITY NEW CONSTRUCTION PENTHOUSE RELIABLE INVESTOR

Pula

383,000 €
2,902 €/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 located in Pula. This luxurious penthouse is located on the top, i.e. second floor of the new building and has an area of 110 m2. The apartment consists of an entrance hall, two bathrooms, four bedrooms, one of which has access to a terrace, an extremely spacious and

bright living room with kitchen and dining room, in which there is a sliding glass wall with electric shutters, through which there is access to a spacious covered terrace with a view of nature and the city.. On the ground floor of the building, the apartment has a designated storage room with its own entrance door as well as two parking spaces (at the request of the future owner, the option of choosing a garage + one uncovered space or two uncovered parking spaces for an additional fee). In the kitchen area, the installation of electricity, water supply and drainage for the installation of the island, as well as the installation system for the installation of the hood above the central part of the island, were carried out. High-quality ceramics have been installed throughout the apartment, and the heating system is regulated by means of electric underfloor heating in all rooms except the bedrooms and four units of Samsung WindFree air conditioners - each room with its own unit, and the apartment also has a chimney if needed by the future owner. The apartment is equipped with PVC carpentry with double-layered glass and anthracite color with blinds. The high-quality newly built building is located in an excellent location, close to all amenities such as shops, post offices, banks, kindergartens, schools, promenades, parks, woods and the center of Pula. The process of obtaining a building permit is underway, and given the proven and reliable investor, move-in is expected at the end of summer 2026.

The mentioned high-quality and economical real estate is a very interesting real estate due to its quality of construction, number of bedrooms 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.

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DEAN ŽUNIĆ
Licensed agent

Summary

LOCATION	Pula	PROPERTY ID	2351
PRICE	383,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	132 m²
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Nature
ACCESS ROAD	Yes	JOINED ROOMS	Storage room
CEILING HEIGHT	-	ELEVATOR	-

HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	Flat roof
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

ID: 2351

Extra features

- Garage
- Terrace
- Loggia
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage

Quadratures

LIVING ROOM AND DINING ROOM	32 m²
HALLWAY	7 m²
BATHROOM	7 m²
BATHROOM	13 m²
BEDROOM	16 m²
BEDROOM	14 m²
BEDROOM	13 m²
LOGGIA	6 m²
PANTRY	5 m²
BALCONY	22 m²

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