




FAMILY APARTMENT IN THE MOST DEMANDED LOCATION

 Stoja, Pula

 **249,900 €**
3,124 €/m²



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 spacious apartment of 80 m² on the third floor of a residential building is located in one of the most attractive and sought-after parts of the city of Pula, on Stoja. The apartment consists of an entrance hall, a separate spacious kitchen, a dining area with a beautiful vault and an entrance to a bright living room with access to a terrace of approximately 7 m², which



offers a view of the sea. The apartment has three bedrooms with French balconies, an extremely spacious bathroom with a living room opening, a storage room of approximately 3 m² and another storage room on the ground floor of the building. The apartment requires some renovation, which gives the future owner the opportunity to rearrange the rooms in the apartment and get one or two more bathrooms, install a closet in the hallway or as desired, given the large number of partition walls in the property, which is an additional advantage of this apartment. The joinery is wooden with wooden external shutters, and the floors in the rooms are covered with parquet. The heating and cooling system is regulated by a single Mitsubishi air conditioning unit, and the apartment also has a gas connection, and if necessary, there is the possibility of connecting to gas and installing a clock. The electricity and water meters are separate, and there is a sufficient number of parking spaces within the building. A great advantage of this property are the accompanying facilities of the post office, bank, school, kindergarten, park, playground, market, beach, city swimming pool, shopping center, and promenade, which are located in the immediate vicinity, just a few minutes' walk away.

The apartment is a very attractive property due to its irreplaceable location, sea view, possibility of decoration according to your wishes, proximity to all supporting facilities, number of rooms and offers the future owner a very interesting investment with a long-term return on investment or, if used for personal purposes, a very comfortable family apartment in a very attractive residential location.

FOR ALL OTHER INFORMATION CALL:

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Dean Žunić

Licensed agent

Summary

LOCATION	Stoja, Pula	PROPERTY ID	2403
PRICE	249,900 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	80 m ²
YEAR BUILT	1986.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Sea and city
ACCESS ROAD	Yes	JOINED ROOMS	Pantry
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Gas stove, Air conditioning	JOINERY	Wooden, Very good



WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	-	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Loggia
- Pantry

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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