



## COMFORTABLE TWO-BEDROOM APARTMENT IN A MODERN NEW BUILDING

📍 Štinjan, Pula

🏠 225,000 €  
3,214 €/m<sup>2</sup>



Pula is the largest city in the Istrian region, located in the southwestern part of the peninsula. Pula is rich in history, cultural monuments and Mediterranean charm, which attracts many investors. The recognition of Pula is the best-preserved monument of ancient architecture in Croatia, which attracts many visitors from all over the world.

In a very sought-after location, in Štinjan, is the aforementioned apartment on the ground floor of a small building with a total of four residential units, and it covers 70 m<sup>2</sup> with a 150 m<sup>2</sup> garden. The apartment consists of a bright open space concept living room with a kitchen and access to a terrace, two spacious bedrooms with access to terraces, a bathroom and a storage



room of 4 m<sup>2</sup>. This high-quality and modern apartment has three-layer PVC joinery in anthracite color with 9 gas chambers and electric lifts, which allows remote control, anthracite-colored security PVC entrance doors, and all external openings are equipped with mosquito nets. Heating and cooling is regulated by 3 air conditioning units, one unit is located in the living room while the other two are placed in the bedrooms and the bathroom is equipped with electric underfloor heating as well as a built-in cistern, boiler and washing machine. The floors throughout the building are covered with quality ceramics. The advantage of the property, in addition to being immediately habitable and high-quality decorated, is its location in terms of proximity to all the supporting facilities necessary for everyday life. The apartment also has 2 parking spaces and is sold fully furnished with all furniture and appliances.

The aforementioned apartment represents a very interesting property due to its location, living area as well as the area of the garden and the proximity of all supporting facilities and offers the future owner a very interesting investment with an assured long-term return on investment or, in the case of use for personal purposes, a very comfortable apartment in a very attractive location for living.

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## Summary

LOCATION	Štinjan, Pula	PROPERTY ID	2636
PRICE	225,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	70 m <sup>2</sup>
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	150 m <sup>2</sup>	PARKING SPACES	2
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	275 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	There is none
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes



USAGE PERMIT	Yes	ENERGY CERTIFICATE	-
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## Extra features

- Terrace
- Pantry

## Infrastructure

- Electricity
- Water
- Sewerage

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