



## EXCLUSIVELY COMFORTABLE APARTMENT IN THE CENTER OF PULA WITH PARKING

 Centar, Pula

 **199,900 €**  
3,332 €/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.

Right in the center of Pula, the aforementioned apartment of 60 m<sup>2</sup> is located on the first floor of a residential building. The apartment consists of an entrance hall, a comfortable living room, a kitchen with a dining area, two bright bedrooms and a bathroom with ventilation and is equipped with a boiler and a washing machine. The entire building has high-quality wooden



joinery with double glazing and wooden shutters on the living openings, the floors in the hall, living room and kitchen are covered with wood-imitation ceramics, while the bedrooms have laminate flooring. The last renovations were carried out in 2022, the electricity and water meters are separate, and the property is being sold fully furnished with all appliances and elements. The apartment also includes one uncovered parking space as well as a utility room in the basement of the building, which is 10 m<sup>2</sup> in size.

The aforementioned property represents a very interesting opportunity given its ideal location, area as well as proximity to the center of Pula and all the accompanying facilities that are necessary for everyday life. The apartment also offers numerous partition walls, which offers the future owner a wealth of possibilities for arranging it to his own taste, whether for family life or for a tourist rental facility, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION CALL:

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Dean Žunić

Licensed agent

## Summary

LOCATION	Centar, Pula	PROPERTY ID	2669
PRICE	199,900 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	60 m <sup>2</sup>
YEAR BUILT	1875.	YEAR RENOVATED	2022.
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	Central, Air conditioning, Wood stove	JOINERY	Wooden, Very good
WALLS MATERIAL	-	WALLS CONDITION	Very good
TILES	Very good	PARQUET	Excellent, Laminate
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

## Infrastructure

- Electricity
- Water



ID: 2669



- Sewerage
- Phone line

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