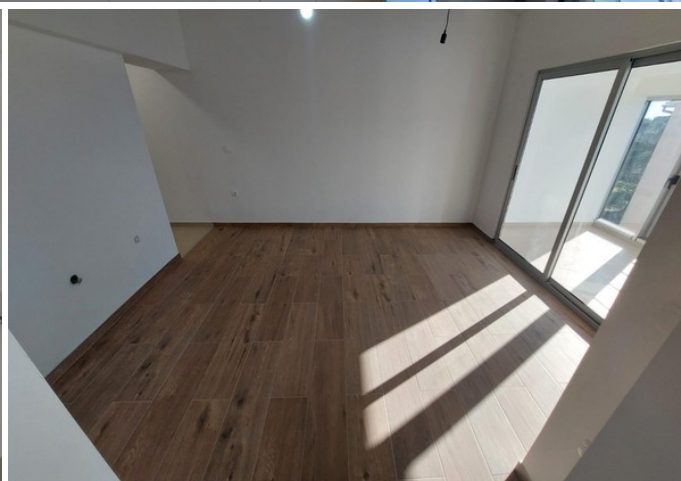




## APARTMENT IN A FREQUENT LOCATION

 Veli Vrh, Pula

 **190,000 €**  
3,016 €/m<sup>2</sup>



Pula is the largest city in the Istrian region, located in the southwestern part of the Istrian peninsula. The Pula Amphitheatre is the largest and best-preserved monument of ancient architecture in Croatia. The city is rich in its heritage and Roman legacies that adorn and complement the culture of this city. In the last few years, the popularity and attendance of Pula has been increasing and it is becoming one of the leading tourist destinations in Croatia. The region is known for its mild climate and beautiful beaches.

The mentioned property is located on the second floor within a smaller building with a total area of 63m<sup>2</sup> with a modern anti-burglary entrance door in anthracite color. The apartment has two loggias, one of which is 5.32 m<sup>2</sup> and the other is 7.07 m<sup>2</sup>. The apartment has an



entrance area of 6.44m<sup>2</sup> and a hallway of 1.51m<sup>2</sup>, a living room, a dining room with a kitchen of a total area of 15.22m<sup>2</sup>, which is tiled with wood-like tiles, and a bathroom of 3.71m<sup>2</sup> with a tinted glass walk-in shower. A spacious bedroom of only 16.12m<sup>2</sup> and one bedroom measuring 7.14m<sup>2</sup>. The apartment is in a building with elevator access. The apartment is furnished in pleasant neutral tones and has a more modern look. The layout makes the aforementioned property interesting for living or for tourism. The windows are equipped with large openings of aluminum joinery in a light gray tone.

Due to its attractive location and proximity to all the accompanying facilities of shops, pharmacies, restaurants and schools, the property offers a very interesting investment to the future buyer. The property is ideal for living or for engaging in hospitality activities with a long-term return on investment.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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## Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	2721
PRICE	190,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	63 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	2025.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Street and greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	Yes
HEATING	Air conditioning	JOINERY	Aluminum, Excellent
WALLS MATERIAL	-	WALLS CONDITION	Very good
TILES	Very good	PARQUET	-
FACADE	Excellent	ROOF	Channels
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Loggia

## Infrastructure

- Electricity
- Water
- Sewerage

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