



SALE OF AN ATTRACTIVE APARTMENT IN A TOP LOCATION

 Pula

 **415,000 €**
3,458 €/m²



Pula, the port and largest city in Istria. It lies in the southwestern part of the Istrian peninsula, on the coast of a well-protected bay. Among the many preserved monuments from the Roman era, the triumphal arch of the Sergi, rich architectural and relief decorations, and the Temple of Augustus from the beginning of the 1st century stand out. Pula is a city where history intertwines with the modern, a city that offers both entertainment and relaxation, numerous cultural and sports events and where everyone will find something for themselves.

In a quiet and attractive location in Pula, located in a new high-quality building on the second floor, is this beautiful and luxurious penthouse of 120 m². Extremely comfortable, modern in



design and very functional. The apartment consists of a hallway, utility room, spacious open space living room with a DanKuchen kitchen equipped with top-quality AEG appliances and a dining room. The living room opens onto a large loggia with a beautiful view of the greenery. Ideal for enjoying the outdoors. It has three spacious bedrooms, one of which has its own private loggia, and two modern bathrooms with walk-in showers. Each room has its own air conditioning, and the entire apartment has underfloor heating with individual thermostats, which allows for a comfortable stay all year round. Top-quality materials and workmanship, spaciousness and location make this property a perfect choice for living in it. Also, the proximity to the city center and other important facilities contributes to a comfortable stay in it. The apartment has two outdoor parking spaces.

Since the seller is a legal entity, the stated price is without VAT.

The mentioned property represents an excellent opportunity - whether you are looking for a warm and functional home for a family or a safe investment with the potential for tourist rental. The proximity of well-maintained beaches, landmarks such as the Pula Arena, and quick connections to main roads, further increase the value of the mentioned location. A property that is truly worth experiencing in person - because of the feeling of home it provides, the attention to detail and the comfort that can be felt.

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

+385 91 539 6446

edita.premate@family-nekretnine.hr

Edita Premate Panić

Mediation assistant

Summary

LOCATION	Pula	PROPERTY ID	2765
PRICE	415,000 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	120 m ²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent, Thermal insulation	ROOF	-



INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Pantry
- Loggia

Infrastructure

- Electricity
- Water
- Sewerage

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