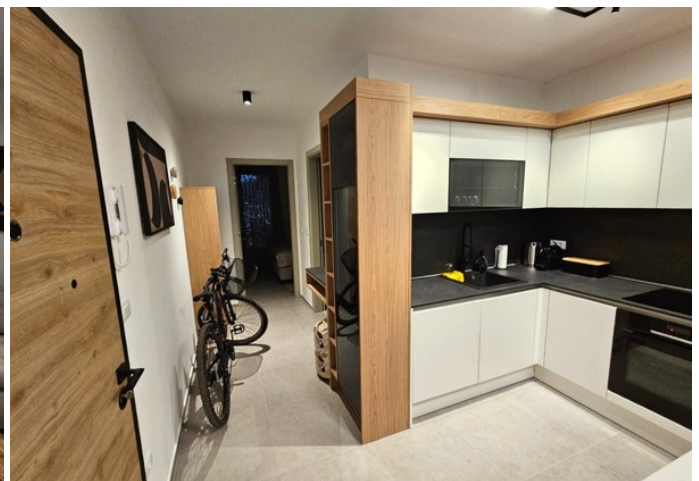
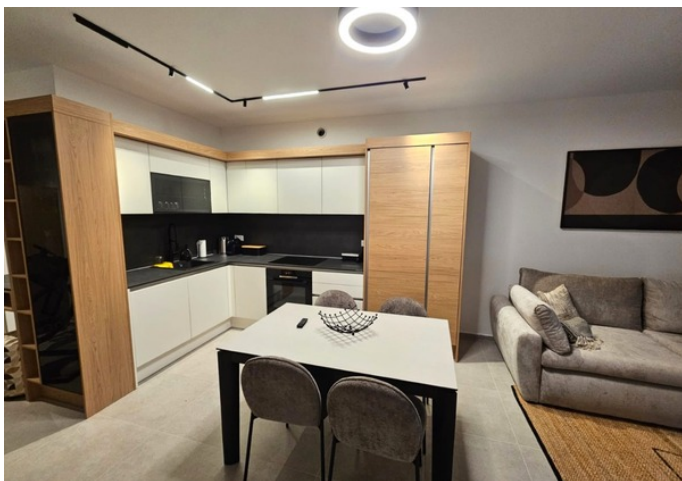




# MODERN FAMILY APARTMENT IN A HIGH-QUALITY NEW BUILDING WITH A GARDEN

 Pula

 **259,000 €**  
4,709 €/m<sup>2</sup>



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 high-quality new building by a proven investor with a total of four family apartments is located in Pula. The apartment is located on the ground floor of the new building and has an area of 55 m<sup>2</sup> with two parking spaces. The apartment consists of an entrance hall, bathroom, two comfortable bedrooms, a bright living room equipped with custom-made furniture with



access to a fenced garden, as well as a fully equipped DanKüchen kitchen, a 2 m<sup>2</sup> storage room and a dining room. High-quality ceramics are installed throughout the apartment, and the heating system is regulated by electric underfloor heating in all rooms except the bedrooms and a Samsung WindFree air conditioning unit. The apartment is equipped with PVC carpentry with double-layered glass and anthracite color with blinds. The high-quality newly built building is located in an excellent location, close to all amenities such as shops, post offices, banks, kindergartens, promenades, parks, woods and the center of Pula.

The above-mentioned high-quality and economical real estate is a very interesting property due to its quality of construction and location, and it offers various possibilities to the future owner, whether for family housing or the possibility to engage in tourist activities, renting it out and getting a faster return on invested funds.

FOR ALL OTHER INFORMATION, CALL THE NUMBER:

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DEAN ŽUNIĆ

Licensed agent

## Summary

LOCATION	Pula	PROPERTY ID	2855
PRICE	259,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	55 m <sup>2</sup>
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Pantry
- Garden

## Infrastructure

- Electricity
- Water
- Sewerage

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