



## MODERN NEW BUILDING IN PULA - TWO-ROOM APARTMENT IN A QUIET LOCATION

 Pula

 **203,700 €**  
3,040 €/m<sup>2</sup>



Pula, the largest city in Istria, perfectly combines a rich history, Mediterranean lifestyle and modern urban rhythm. The city offers excellent infrastructure, proximity to the sea, amenities for everyday life and is extremely attractive for both living and investment.

We offer a two-bedroom apartment in a quality new building, located in a quiet and promising part of the city. The building is currently under construction and has been designed according to modern construction standards, with an emphasis on functionality, comfort and long-term value.



The apartment B4 with a total net area of 61.69 m<sup>2</sup> will consist of an entrance hall with a wardrobe, two bedrooms, a modern bathroom, an open living room with a kitchen and dining room and a covered terrace of 8 m<sup>2</sup>, ideal for relaxing throughout the year. The total calculated area of the apartment is 67.93 m<sup>2</sup> (including 2 parking spaces and a terrace). The floor coverings will be made of high-quality ceramics, which gives the space a modern and refined look, and is also practical and durable for everyday use. The apartment will be equipped with air conditioning for heating and cooling, ensuring a comfortable temperature throughout the year with high energy efficiency. Underfloor heating will be installed in the bathroom, providing an additional level of comfort, especially in the winter months. The entire building and the apartment will be equipped with high-quality PVC joinery, which ensures excellent thermal and sound insulation, reduces energy consumption and contributes to peace and privacy within the space. The apartment comes with its own parking space, which provides additional convenience and carefree living in everyday life.

The planned completion of the works is in October 2026.

Thanks to the smart layout of the rooms and large glass surfaces, the apartment will be bright, airy and maximally usable. Ideal for a pleasant life, vacation, but also as an excellent investment for long-term or tourist rental. This property represents an ideal combination of modern new construction, quality equipment and attractive location, making it an excellent choice for a comfortable life, but also a safe long-term investment. Carefully designed project, modern materials and functional layout guarantee a high level of comfort and lasting value of the property.

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## Summary

LOCATION	Pula	PROPERTY ID	2994
PRICE	203,700 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	68 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	Greenery
ACCESS ROAD	-	JOINED ROOMS	-



CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	A+



## Extra features

- Terrace

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line
- Optical internet

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