ID: 3031

TWO-BEDROOM APARTMENT THAT HAS EVERYTHING - NEW BUILDING FOR MODERN LIVING

Pula

225,000 €
3,169 €/m^2







In the very south of Istria lies Pula, a city that perfectly combines the Mediterranean lifestyle, rich history and all the amenities of a modern urban environment. The sea, beach, promenades, cultural facilities and developed infrastructure make Pula one of the most desirable cities to live in, but also a safe investment for long-term or tourist rental. It is in such an environment that this functional and comfortable ground floor apartment is offered, ideal for family life, couples or as an investment without additional investment.

Apartment S1 Z6 with a total area of 71.88 m^2 is located on the ground floor of a residential building and stands out with a good layout of space and its own outdoor area. It consists of a

spacious living room connected to the dining room, a kitchen functionally integrated into the living area, two bedrooms, a bathroom and a hallway with enough storage space. A special advantage is the covered terrace of 8.71 $m^{2,}$ which provides additional outdoor space suitable for daily use and spending time outdoors with family and friends - a rarity that significantly increases the quality of living. There is also a beautiful garden next to the apartment that creates a sense of privacy and peace, which comes at an additional cost.

The apartment comes with a storage room and a parking space.

The apartment was built with an emphasis on quality and energy efficiency. The building will have a 10 cm thick thermal facade, while the floor coverings will be made of light-colored ceramics. Anthracite-colored PVC joinery with triple-layer glass and mosquito nets will be installed, and the living room will be equipped with large lift-and-slide glass walls that will ensure plenty of natural light and good connection between the interior and exterior spaces.

The heating system will be regulated via underfloor heating in the living room and bathrooms, while cooling will be provided by inverter air conditioners from the DAIKIN or Mitsubishi brands. A fireplace with a chimney is also planned, as an additional option for heating and creating a pleasant atmosphere in the space. The project is in an advanced stage of construction, and completion and move-in are expected at the end of 2026.

The apartment is located in a location that provides quick and easy access to all important amenities: shops, schools, kindergartens, public transport, but also city roads. Beaches, the city center and promenades are just a few minutes' drive away.
If you are looking for an apartment that offers more than classic living in a building - your own outdoor space, secure parking and a peaceful environment in one of the most attractive Istrian cities - this property represents an exceptional opportunity.

For all additional information, please call:

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Marin Čude
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Summary

LOCATION	Pula	PROPERTY ID	3031
PRICE	225,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	71 m²
YEAR BUILT	2026.	YEAR RENOVATED	-
ORIENTATION	North	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-

family
real estate

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DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Terrace
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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