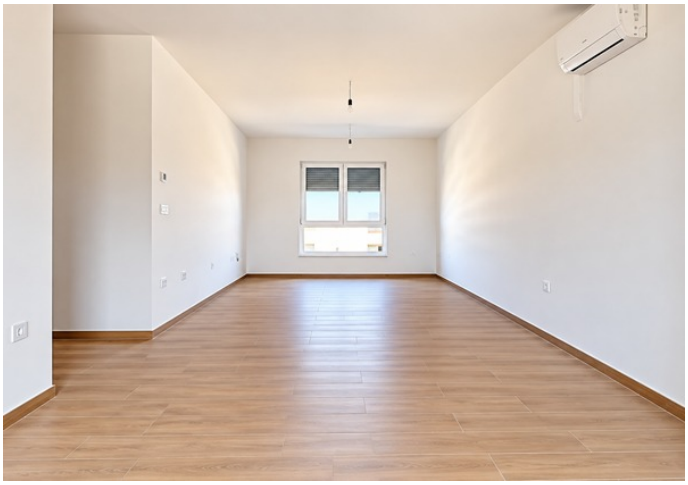
ID: 3063

FOR SALE: THREE-BEDROOM LUXURY APARTMENT IN A NEW BUILDING

Valdebek, Pula

351,000 €
2,925 €/m^2







In the very south of Istria is 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 apartment is offered, ideal for family life, couples or as an investment without additional investments.

Apartment S4 Z2 with a total area of 120.79 m^2 is located on the second floor of a residential building and stands out with its excellent layout. It consists of a spacious living room

connected to the dining room, a kitchen functionally integrated into the living area, 3 bedrooms, 2 modern bathrooms and a hallway with enough storage space. A special advantage of this property is the covered terrace of 8.25 m^2 and a large loggia of 22.07 $m^{2,}$ 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.

The apartment comes with a storage room, a garage and an additional 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 indoor and outdoor 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 by 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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Summary

LOCATION	Valdebek, Pula	PROPERTY ID	3063
PRICE	351,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	120 m²
YEAR BUILT	2026.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
	-		2

GARDEN AREA		PARKING SPACES	
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	-
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Terrace
- Loggia
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage

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