ID: 3093

# SALE OF A TWO-ROOM APARTMENT IN A NEW BUILDING IN A QUIET LOCATION

Pula

**203,900 €**
3,043 €/m$^2$







Located in the very south of Istria, Pula captivates with its rich history, Mediterranean lifestyle and increasingly desirable modern urban infrastructure. The city offers the perfect balance between peaceful everyday life and a rich offer of amenities - from beautiful beaches and promenades to restaurants, shops and cultural events.

In such an environment, in a quiet and attractive location, we offer a modern two-bedroom apartment on the second floor, designed and built according to modern construction standards, with an emphasis on quality, functionality and long-term value - ideal for a comfortable life or a secure investment.

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Apartment C13 with a total net area of 61.69 $m^2$ 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 8.32 $m^{2,}$ ideal for relaxing throughout the year. The total calculated area of the apartment is 67.95 $m^2$ (including parking). 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. Two parking spaces are provided with the apartment, which provides additional practicality and carefreeness in everyday life.

The planned completion of the works is in December 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.

FOR ALL OTHER INFORMATION CALL:

+385 98 139 7496
marin.cude@family-nekretnine.hr
Marin Čude
Assistant in mediation

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Pula | PROPERTY ID | 3093 |
| PRICE | 203,900 € | TYPE | Flat |
| FLAT TYPE | Two rooms | AREA | 68 m² |
| YEAR BUILT | 2026. | 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 | - |

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| | | | |
|---|---|---|---|
| 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 | - | ENERGY CERTIFICATE | - |

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## Extra features

- Terrace

## Infrastructure

- Electricity
- Water
- Sewerage

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