



# ELEGANT ONE-BEDROOM APARTMENT IN A NEW BUILDING IN A PRIME LOCATION

 Veli Vrh, Pula

 **194,000 €**  
3,527 €/m<sup>2</sup>



In one of the most sought-after locations in Pula - Veli Vrh, in a quiet and pleasant part of the city, this modern one-bedroom apartment in a quality new building is located, offering the perfect combination of comfort, functionality and an excellent location.

The apartment is located on the first floor of a modern residential building and has a total area of 55 m<sup>2</sup>. The layout of the rooms is designed to provide maximum utilization of space and a pleasant feeling of spaciousness.

It consists of an entrance area that leads to a spacious open space living area with a kitchen, dining room and living room. This part of the apartment exudes a light and pleasant



atmosphere and provides an ideal space for everyday life and socializing. The living room opens onto a balcony, the perfect place for morning coffee, relaxing after work or enjoying warm evenings. The apartment also has a spacious bedroom that provides enough space for a comfortable life and a modern bathroom that comes equipped with quality sanitary equipment.

During construction and furnishing, high-quality and modern materials were used that ensure durability and a high level of living:

- PVC joinery
- Electric shutters with mosquito nets
- Air conditioning for heating and cooling
- Underfloor heating throughout the apartment
- Quality ceramics that further emphasize the modern look of the space

On the ground floor of the building there are garages and storage rooms, and the apartment has one parking space and its own storage room, which is extremely practical in everyday life.

#### LOCATION

Veli Vrh has become one of the most desirable locations for living in Pula in recent years. It is a quiet and well-maintained settlement that offers the ideal balance between privacy and proximity to all important amenities. In the immediate vicinity there are shops, schools, kindergartens, restaurants, sports facilities and public transport, while the center of Pula and the sea are only a few minutes' drive away. Precisely because of this combination of peaceful surroundings and excellent connections, Veli Vrh is an increasingly common choice for both family life and buyers looking for a safe investment.

This property represents a great opportunity to purchase a modern apartment in a quality new building in a prime location - whether you are looking for a new home or a property with great potential for long-term value.

FOR ALL OTHER INFORMATION CALL:

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## Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	3224
PRICE	194,000 €	TYPE	Flat
FLAT TYPE	One room	AREA	55 m <sup>2</sup>



YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
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	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Garage
- Balcony
- Pantry

## Infrastructure

- Electricity
- Water
- Sewerage

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