ID: 3260

HIGH-QUALITY NEW BUILDING IN A WANTED LOCATION

Šijana, Pula

233,000 €
4,236 €/m^2







In the very south of the Istrian peninsula is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this beautiful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

In a very quiet location and only 1 km from the sea, a complex of buildings with a total of 24 residential units is currently under construction, which will be distributed over a total of 6 buildings in a row, four apartments per building. The aforementioned apartment of 55 m^2 will be located on the first floor of the building and will consist of an entrance hall, a bright living

room connected to the kitchen and dining room and an exit to a loggia of 3.5 m^2, two comfortable bedrooms and a bathroom that will be equipped with electric radiators with a thermostat. The floors will be completely covered with high-quality ceramics, the living openings will be equipped with PVC double-glazed windows with 7 gas chambers, and the heating and cooling in the property will be regulated by an air conditioning unit. Underfloor heating will also be installed in the living room, kitchen and bathroom. The apartment will also have a garage parking space and a storage room on the ground floor of the building. All buildings will have a 10 cm thick thermal facade and are designed with an emphasis on energy efficiency and high-quality thermal insulation, which ensures a comfortable stay and cost-effective use.

The planned completion of the works is in the spring of 2027.

The aforementioned high-quality and economical property is a very interesting property due to its quality of construction, location and proximity to the sea, and offers various options to the future owner, whether for family housing or the possibility of engaging in tourist activities by renting it out and a faster return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Šijana, Pula	PROPERTY ID	3260
PRICE	233,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	55 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	1
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC

WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Loggia
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage

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