ID: 3264

SALE OF MODERN NEW BUILDING IN A QUIET LOCATION

Šijana, Pula

238,000 €
4,327 €/m²







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.

Located in an exceptionally quiet location, only 1 km from the sea, the construction of a complex is planned that will include a total of 24 residential units arranged in six buildings in a row, with each building having four apartments. The apartment in question, measuring 55 m², will be located on the second floor and will consist of an entrance hall, a spacious and

bright living room connected to the kitchen and dining room, with access to a 4 m² loggia. In addition, the apartment includes two comfortable bedrooms and a bathroom equipped with electric radiators with a thermostat. The floor surfaces will be completely covered with high-quality ceramic tiles, while the exterior joinery will be PVC with double glazing and seven gas chambers. Heating and cooling will be provided by air conditioning, and additional comfort will be provided by underfloor heating installed in the living room, kitchen and bathroom. The apartment will also include one garage parking space and a storage room located on the ground floor of the building. All buildings will be constructed with a 10 cm thick thermal facade and designed with an emphasis on energy efficiency and superior thermal insulation, ensuring a comfortable stay and reduced operating costs.

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

The aforementioned high-quality and economical property represents 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:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Zunic
Licensed agent

+385 97 7744 467
danijela.milotic@family-nekretnine.hr
Danijela Milotić
Mediation assistant

Summary

LOCATION	Šijana, Pula	PROPERTY ID	3264
PRICE	238,000 €	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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