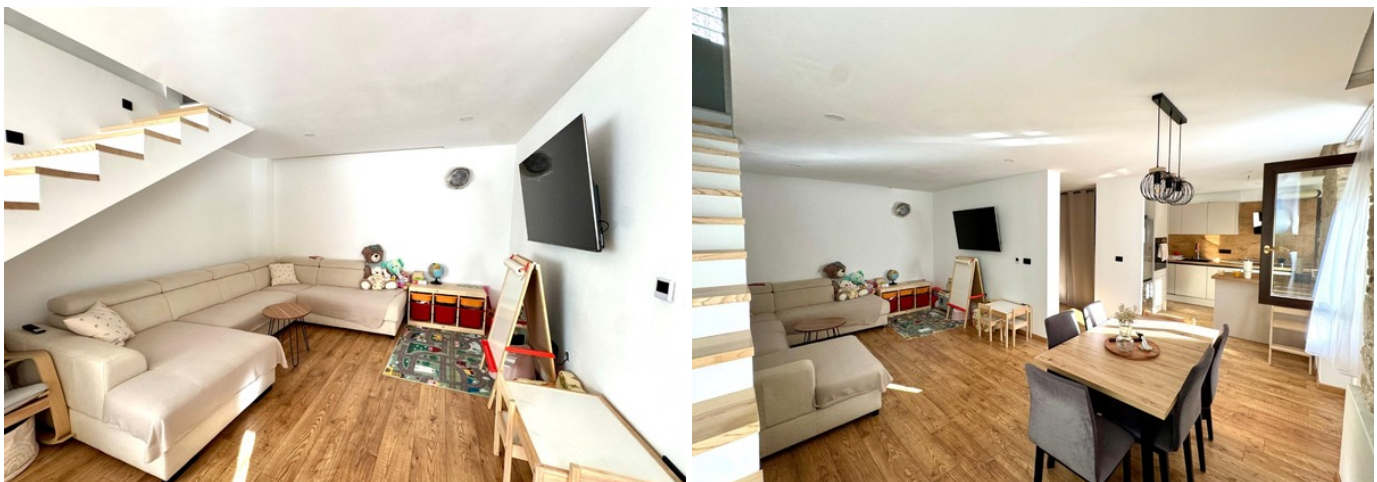




## SALE OF A HIGH QUALITY FAMILY APARTMENT

 Kaštanjer, Pula

 **299,900 €**  
2,608 €/m<sup>2</sup>



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 one of the most attractive parts of the city of Pula, in Kaštanjer, is located this beautiful renovated two-story apartment with an area of 115 m<sup>2</sup> located on the ground floor of a residential building. The ground floor of the apartment consists of an entrance area, bathroom, bright living room, custom-made kitchen, dining room, storage room and laundry room. A concrete staircase covered with wooden treads leads to the second floor of the



apartment, where there are three comfortable bedrooms, one room that currently serves as a gym with the possibility of conversion into a fourth bedroom, as well as a bathroom equipped with a built-in cistern and bidet. The apartment's joinery is PVC with built-in mosquito nets and roller shutters, while the heating and cooling system is regulated by two air conditioning units. Underfloor heating has also been installed in each room with a separate thermostat. The floors in the property are covered with quality laminate and ceramics. A great advantage of this property is the accompanying facilities such as a post office, bank, school, kindergarten, park, playground, market, beach, city swimming pool, shopping center, promenade, etc.

The apartment is a very attractive property due to its irreplaceable location and proximity to all accompanying facilities and offers the future owner a very interesting investment with a guaranteed long-term return on investment or, if used for personal purposes, a very comfortable apartment in a very attractive residential location.

FOR ALL OTHER INFORMATION, CALL:

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Dean Žunić

Licensed agent

## Summary

LOCATION	Kaštanjer, Pula	PROPERTY ID	3281
PRICE	299,900 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	115 m <sup>2</sup>
YEAR BUILT	1895.	YEAR RENOVATED	2023.
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Central, Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	Good	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Pantry

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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