



SALE OF A HIGH QUALITY FAMILY APARTMENT

📍 Šijana, Pula

🏠 259,000 €
3,866 €/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.

In one of the most ideal parts for living in the city of Pula, in Šijan, there is a high-quality family apartment of 67 m² on the high ground floor. The apartment consists of a comfortable entrance hall, two bright and comfortable bedrooms, a high-quality kitchen with all household appliances and elements, and a very spacious living room with access to a very well-coordinated loggia. The apartment is equipped with three-layer PVC joinery with nine gas



chambers, tiled with ceramics on all floor coverings in the apartment, under which we have underfloor heating on city gas, which allows us to use it very economically, it has separate electricity and water meters, one air conditioning unit, which is quite enough to cool the entire residential unit due to its excellent thermal insulation. The apartment is located in a very well-maintained building with an elevator, has plenty of parking spaces within the building's yard, and in addition to the living space, it also has a storage room in the basement for storing things. The apartment is located in a very quiet part of the city, close to all the amenities such as schools, kindergartens, shops, playgrounds, parks, promenades, shopping centers, etc.

The apartment is a very attractive property due to its high quality of decoration and equipment, and excellent location for living or, in the case of use for catering, renting ensures a safe return on investment.

FOR ALL OTHER INFORMATION, CALL:

+385981748680

dean.zunic@family-nekretnine.hr

Dean Žunić

Licensed agent

Summary

LOCATION	Šijana, Pula	PROPERTY ID	3378
PRICE	259,000 €	TYPE	Flat
FLAT TYPE	-	AREA	67 m ²
YEAR BUILT	-	YEAR RENOVATED	2024.
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery and the city
ACCESS ROAD	-	JOINED ROOMS	Storage room
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Zonal, Air conditioning, Floor heating	JOINERY	Excellent
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Thermal insulation, SEP	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Loggia
- Pantry
- Common rooms

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line
- Optical internet

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