ID: 3452

APARTMENT FOR SALE IN PULA ŠIJANA WITH PARKING

Šijana, Pula

139,900 €
1,999 €/m^2







Pula, the largest city in Istria County, has been attracting property buyers for many years thanks to its unique combination of rich historical heritage, well-developed infrastructure, high quality of life and immediate proximity to the sea. As the economic, educational and administrative centre of southern Istria, Pula offers everything needed for comfortable year-round living. The apartment is located in the Šijana neighbourhood, one of the city's most practical residential areas, known for its excellent transport connections and close proximity to all amenities required for everyday life. Shops, a primary school, kindergarten, public

transport, sports facilities and various other services are all nearby, while the city centre, shopping centres and the main road network can be reached within just a few minutes by car.

The apartment is situated on the first floor of a residential building and offers a total living area of 70 m². Its functional layout comprises one bedroom, a living room, a kitchen, a bathroom and an entrance hall, providing comfortable living space for everyday life. The property is equipped with PVC windows and air conditioning and is being sold fully furnished.

A particular advantage of this property is the attic space, which requires renovation but offers excellent potential for expanding the living area. Once renovated, it can accommodate two additional bedrooms together with a spacious entrance area offering generous storage space, allowing the property to be adapted to the needs of a larger family or a modern lifestyle. The apartment can also be connected to the city's natural gas network.

An additional benefit is the fenced courtyard with a gated entrance, providing greater privacy and controlled access for residents. A private parking space is available within the courtyard, while residents also have access to shared facilities, including a storage room.

Thanks to its excellent location, functional layout, expansion potential and additional features such as private parking, storage space and a fenced courtyard, this property represents an outstanding opportunity both as a family home and as a long-term investment. By renovating the attic, the future owner can significantly increase the property's functionality and create a spacious home that will adapt to the family's needs for years to come.

An occupancy permit has been obtained for the property.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Šijana, Pula	PROPERTY ID	3452
PRICE	139,900 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	70 m²
YEAR BUILT	-	YEAR RENOVATED	2025.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-

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POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Very good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	Non tiled
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	C

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Extra features

- Pantry
- Common rooms

Infrastructure

- Electricity
- Water
- Sewerage

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