ID: 3479

# APARTMENT FOR SALE PULA CITY CENTRE WITH PARKING

Centar, Pula

**195,000 €**
3,095 €/m²







Pula is renowned for its impressive Roman Amphitheatre, beautiful beaches, scenic promenades, marina, and rich gastronomic and cultural scene. Thanks to its well-developed infrastructure and the availability of all essential amenities, including shops, schools, kindergartens, healthcare facilities, restaurants, and public transport, it offers an excellent quality of life throughout the year. At the same time, it is one of the most sought-after locations for real estate investment on the Croatian coast.

The apartment is situated on the fifth floor of a residential building and has a total living area of 63 m². It comprises an entrance hall, a kitchen with dining area, a living room, one

bedroom, a bathroom, a storage room, and two balconies. One balcony faces east, while the other faces northeast, ensuring plenty of natural daylight throughout the day.

The apartment is air-conditioned and features a combination of PVC and wooden windows. The bedroom and entrance hall are fitted with parquet flooring, while the remaining areas preserve the original terrazzo flooring – a durable, high-quality floor made of natural stone aggregates, appreciated for its timeless appearance and longevity. The bathroom was renovated in 2005, and the building benefits from thermal façade insulation.

Parking is available in the building's courtyard. The co-owners are currently discussing the possibility of installing an elevator, as the building does not currently have one.

Thanks to its excellent central location, practical layout, and dual orientation, this property is an ideal choice both as a comfortable home and as an investment. It is suitable for long-term rental as well as holiday letting due to the strong demand for properties in the centre of Pula. With the additional potential for value appreciation should an elevator be installed in the future, this apartment represents a secure long-term investment.

FOR MORE INFORMATION:

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## Summary

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|---|---|---|---|
| LOCATION | Centar, Pula | PROPERTY ID | 3479 |
| PRICE | 195,000 € | TYPE | Flat |
| FLAT TYPE | Two rooms | AREA | 63 m² |
| YEAR BUILT | 1958. | YEAR RENOVATED | 2025. |
| ORIENTATION | Northwest | NUMBER OF FLOORS | - |
| ROOMS | 2 | BEDROOMS | 1 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | - | PARKING SPACES | - |
| POOL | - | VIEW AT | City |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Wood stove | JOINERY | Wooden, Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Good |
| FACADE | SEP, Excellent, Thermal insulation | ROOF | - |
| INTERNAL STAIRS | Very good | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |

| | | | |
|---|---|---|---|
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | D |

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## Extra features

- Balcony
- Pantry
- Common rooms

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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