ID: 3496

FOR SALE - THREE-BEDROOM APARTMENT IN THE VERY CENTER OF PULA

Centar, Pula

220,000 €
2,588 €/m^2







Pula is not just a place to live.

It is a city where everyday life takes place between Roman history, Mediterranean lifestyle, sea, restaurants, cafes, events and everything that the city center has to offer. The city's tourist offer is strongly connected to the center and its rich cultural heritage.

And this apartment is located exactly where it all happens - in the very center of the city. Without the need for a car every day.

And the Arena? You don't have to visit it like a tourist. You can see it from your own living room.

FOR SALE - SPACIOUS THREE-BEDROOM APARTMENT IN THE VERY CENTER OF PULA - VIEW OF THE ARENA

Some apartments have a good address. Some have a good layout. And then there are those where the location itself becomes part of the lifestyle.

A functional three-bedroom apartment of 85 m^2, located on the third floor, or in the attic. And this is where what makes this apartment particularly interesting comes in:
- although it is located in the attic, the space hardly creates the feeling of a classic attic.

The apartment is spacious, practical and very well usable, and the living room offers a view of the Pula Arena - one of the most famous symbols of the city.

A SPACE THAT MAKES MEANING

The apartment consists of:

- three spacious bedrooms
- living room with dining room and kitchen
- bathroom with toilet
- hallway
- additional rooms currently arranged as a study/office
- pantry

The layout is practical and allows for various ways of using the space. A particularly interesting option is to create an additional small bathroom in one of the smaller rooms, which would further increase the functionality of the apartment.

The room currently used as an office also opens up additional possibilities - it can remain a work space, be converted into a wardrobe, storage room, guest room or be adapted to the needs of the future owner.

A LOFT THAT DOESN'T FEEL LIKE A LOFT

When buying an attic apartment, many people's first thoughts are slopes, cramped quarters and loss of space. Here, the situation is different.
85 m^2 gives the feeling of a real apartment, and the layout is such that the space can be used very comfortably and functionally.

The floors are made of ceramic, while the rooms have laminate. The joinery is wooden. Air conditioning is used for heating and cooling, while the apartment additionally has a fireplace, which opens up the possibility of heating with wood. There is also the possibility of connecting to city gas, with the necessary installations.

FOR LIVING OR INVESTMENT

You don't really have to choose here.

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The apartment is an excellent choice for your own home, especially for those who want to live in the center and have everything at their fingertips. But at the same time, it also represents a very interesting investment opportunity.
The location in the very center of Pula, the size of 85 m^2, the three-room layout and the possibility of adjusting the space give it the potential for different models of use - from long-term living to tourist rental, depending on the needs and capabilities of the future owner.

The greatest value is what you cannot buy later - the location.

- You can arrange 85 $m^{2.}$
- You can change the kitchen.
- You can make an additional bathroom.
- You can adjust the furniture.

But an apartment in the very center of Pula, with a view of the Arena, you cannot move to a better location.

If you are looking for an apartment that will serve you as a home, but at the same time you want a property with serious potential for the future - do not miss this opportunity. Locations like this do not appear every day. Contact us and arrange your viewing appointment.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Centar, Pula	PROPERTY ID	3496
PRICE	220,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	85 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	1
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, Very good
WALLS MATERIAL	Brick	WALLS CONDITION	-
	-		Very good, Laminate

TILES		PARQUET	
FACADE	Good	ROOF	-
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Pantry

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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