



APARTMENT FOR SALE PULA ŠIJANA

Šijana, Pula

262,900 €
3,286 €/m²



As the largest urban centre in Istria, Pula offers well-developed infrastructure, numerous shops, schools, kindergartens, healthcare and sports facilities, restaurants, as well as good transport connections with the rest of Istria. The city is known for its rich history, Mediterranean lifestyle and proximity to the sea, making it attractive both for year-round living and real estate investment.

The apartment is located in Pula – Šijana neighbourhood, one of the city's better-known and most functional residential areas. Šijana stands out for its practicality in everyday life, with good connections to Pula city centre and other parts of the city, as well as easy access to amenities required by families, working professionals and long-term tenants.



The apartment has a total area of 80 m² and is situated on the 4th floor of a nine-storey residential building with an elevator. It is east-facing and overlooks the surrounding neighbourhood. According to the registered layout, it consists of 3 bedrooms, a living room, a loggia, a kitchen, a storage area and as many as 2 bathrooms. The apartment also includes a separate storage room and is sold partially furnished.

A particular advantage of the property is the well-maintained residential building. In 2024, a new thermal insulation façade was installed, and the building is equipped with video surveillance.

The apartment features PVC windows and doors, laminate flooring and air conditioning, while additional heating is provided by an electric thermal storage heater. The property has an Energy Performance Certificate rated A.

Parking is available next to the building.

Main features:

- 80 m² of living space
- 4th floor of a total of 9 floors
- building with elevator
- east-facing orientation
- storage room
- new thermal insulation façade from 2024
- PVC windows and doors
- air conditioning
- Energy Performance Certificate A
- video surveillance
- partially furnished
- parking available next to the building
- clear ownership
- purchase possible through a housing loan

The property is particularly suitable for buyers looking for a spacious and functional family apartment in Pula. Its 80 m² of living space, practical layout, storage room and well-maintained building with a newly renovated thermal façade make it an excellent choice for long-term living.

At the same time, its location in Šijana, generous floor area and suitability for family rental provide the property with good long-term investment potential, particularly for buyers seeking a stable property in an urban area of Pula.

FOR ALL ADDITIONAL INFORMATION:



+385 98 174 8680

dean.zunic@family-nekretnine.hr

Dean Žunić

Licensed Real Estate Agent

Family nekretnine d.o.o.

+385 99 297 5400

matea.tomisic@family-nekretnine.hr

Matea Tomišić

Real Estate Brokerage Assistant

Family nekretnine d.o.o.

Summary

LOCATION	Šijana, Pula	PROPERTY ID	3506
PRICE	262,900 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	80 m²
YEAR BUILT	-	YEAR RENOVATED	2024.
ORIENTATION	East	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	Excellent, Thermal insulation, SEP	ROOF	-
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A



Extra features

- Loggia
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage

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