ID: 3539

APARTMENT FOR SALE VELI VRH WITH PARKING

Veli Vrh, Pula

155,625 €
3,796 €/m²







Pula is the largest city in the Istria County and one of the most desirable places to live and invest in southern Istria, thanks to its well-developed infrastructure, proximity to the sea, and excellent transport connections. Located in the quieter northern part of the city, Veli Vrh is an excellent choice for those who wish to live away from the city bustle while remaining well connected to the centre of Pula. The neighbourhood and its immediate surroundings offer an elementary school, kindergarten, shops, a pharmacy and other amenities required for everyday life, while the sea and Pula's beaches are within easy reach.

A functional 41 m² apartment is for sale in Veli Vrh, situated in a well-maintained residential building constructed in 2004. The building is in very good condition and consists of only

seven residential units, providing a quieter and more pleasant living environment. The building is connected to electricity, water, sewage and telephone services.

The apartment consists of one spacious bedroom of approximately 13.50 m², an open-plan living area combining the kitchen, dining room and living room, a bathroom and a hallway.

A particular advantage of the property is its two outdoor areas. On the southern side, there is a loggia of approximately 4.95 m², while on the northern side there is a spacious terrace of approximately 12 m². The dual orientation allows comfortable use of the outdoor spaces at different times of the day.

The apartment is fitted with PVC exterior joinery and roller shutters. Ceramic tiles are installed in all rooms except the bedroom, which features parquet flooring. Heating and cooling are provided by one air-conditioning unit.

The apartment also includes one private parking space, which is a significant practical advantage for everyday living.

The property has a valid occupancy permit and an energy performance certificate with a B rating. The ownership documentation is in order, and the property is eligible for purchase through a housing loan.

WHY IS THIS PROPERTY A GOOD OPPORTUNITY?

This apartment is an attractive option both for personal use and for buyers looking for a property suitable for long-term rental.

Its functional layout with a separate bedroom, two outdoor areas and a private parking space makes it particularly suitable for a single person, a couple or a small family.

Additional value is provided by the clear documentation, occupancy permit, B energy rating and the possibility of mortgage financing, making the property accessible to a wider range of buyers.

The peaceful location of Veli Vrh, good connections with the rest of Pula, proximity to everyday amenities and the small number of residential units in the building make this property an attractive opportunity for both residential use and long-term investment.

FOR FURTHER INFORMATION:

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Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	3539
PRICE	155,625 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	41 m²
YEAR BUILT	2004.	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Very good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Very good
FACADE	SEP, Good, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	B

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Extra features

- Terrace
- Loggia

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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