ID: 3640

APARTMENT FOR SALE, GROUND FLOOR, NEW CONSTRUCTION WITH PRIVATE GARDEN, NOVA VERUDA, PULA

Nova Veruda, Pula

215,000 €
4,135 €/m^2







In one of Pula's most desirable residential neighborhoods, Nova Veruda, this modern new development offers the perfect combination of peaceful surroundings, proximity to the sea, and easy access to all the amenities needed for comfortable everyday living.

The location stands out for its pleasant residential atmosphere, abundant greenery, and excellent connections to the rest of the city. It is an ideal choice for those who wish to enjoy the peace and privacy of their own home while having the sea and city amenities within easy reach.

For sale is a modern two-bedroom apartment with a total calculated area of 52 m², located on the ground floor of a newly constructed building, featuring a private garden of 24 m². The garden area has been calculated using the applicable coefficient, and its reduced area is included in the stated total apartment size.

One of the property's main advantages is its south-facing orientation, which ensures plenty of natural daylight throughout the day, creating a bright, warm, and welcoming atmosphere.

The apartment consists of two bedrooms, a living room connected to the kitchen and dining area in a modern open-plan layout, a bathroom, and a practical storage room.

The living area offers the opportunity to enjoy a private garden overlooking greenery. This outdoor space is ideal for morning coffee, relaxing in the fresh air, spending time with family and friends, or simply enjoying peace and privacy.

Construction quality and equipment:

- Underfloor heating - first stage of preparation
- Air conditioning unit
- PVC windows and doors with triple glazing
- High-quality thermal insulation for energy efficiency and low utility costs
- Security entrance door
- Video intercom
- Fully equipped bathroom
- Possibility to choose ceramic tiles according to personal preferences
- Allocated parking space
- Private garden measuring 24 m²

Planned move-in date: February 2027.

The possibility of choosing ceramic tiles is an additional advantage, allowing the future owner to personalize their new home during the final stages of construction.

Thanks to its attractive location, functional layout, and private outdoor space, this property is an excellent choice for permanent residence as well as an investment for holiday rentals or long-term letting.

New construction, private garden, south-facing orientation, and proximity to the sea - a combination that offers more than just a place to live. It offers quality of life.

FOR ALL ADDITIONAL INFORMATION:

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Summary

LOCATION	Nova Veruda, Pula	PROPERTY ID	3640
PRICE	215,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	52 m²
YEAR BUILT	2026.	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	24 m²	PARKING SPACES	1
POOL	-	VIEW AT	GREENERY
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	3 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	No stairs	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Pantry
- Common rooms
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Optical internet

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