ID: 2364

GROUND FLOOR APARTMENT - HIGH QUALITY NEW BUILDING

Veli Vrh, Pula

220,000 €
3,860 €/m²







In the very south of the Istrian peninsula is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this beautiful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

Right in the immediate vicinity of the center of this beautiful city, within the Veli Vrh settlement, a small residential building with a total of four apartments has been built. The ground floor apartment is for sale and can contain one or two bedrooms, depending on the buyer's wishes, with a total living area of 54.28 m².

The apartment will consist of two bedrooms, a living room with a kitchen and dining room, a bathroom and a terrace, a utility room and a garden of 80 m^2. The apartment will be equipped with an air conditioning unit, top-quality Italian ceramics and laminate flooring in the rooms that the buyers of the apartment will be able to choose from, while the bathroom is planned to be equipped with electric underfloor heating. All bathrooms will be equipped with a "turnkey" system with all sanitary equipment, "walk in" shower, toilet with built-in cistern and toilet bowl, electric flow water heater, as well as a floating sink with shelves for storing things.

HIGHLIGHTED:

High-quality new construction
Close to the sea and accompanying facilities
80 m2 yard

With the purchase of the apartment, the buyer also has a storage room in the yard of the building for storing things as well as one parking space. A high energy certificate of all buildings (A, A+) is expected, because the building is built in a controlled quality of construction work as well as the selection of top-quality and certified materials, the selection of the building insulation system with EXP with expanded polystyrene and quality plaster along with the selection of top-quality PVC joinery and IZO glass filled with argon.

The apartment is only 1.1 km from the sea, while the first beaches are only 2.4 km away. In the immediate vicinity of 700 to 900 m there are three well-equipped grocery stores, a pharmacy, a gas station, two car washes, a tire repair shop, a kindergarten and one of the most modern elementary schools Veli Vrh.

Due to its irreplaceable location and proximity to all supporting facilities such as a school, post office, bank, forest, pharmacy, restaurant, as well as the layout of the apartment itself, it offers the future buyer a very interesting investment with a long-term return on investment or, in the case of use for personal purposes, a very comfortable family apartment in an irreplaceable location.

FOR ALL ADDITIONAL INFORMATION, CALL:

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Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	2364
PRICE	220,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	57 m²

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YEAR BUILT	2023.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	280 cm	ELEVATOR	-
HEATING	Classic, Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent, Laminate
FACADE	Excellent, Thermal insulation	ROOF	Concrete, Flat roof
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Proper ownership	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	A+

Extra features

- Terrace
- Pantry
- Common rooms
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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