ID: 2365

FLAT IN A HIGH-QUALITY NEW BUILDING ON GREAT LOCATION

Veli Vrh, Pula

380,000 €
3,654 €/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. An apartment is for sale on the first floor, which contains two bedrooms and there is a possibility of adding a third bedroom depending on the buyer's wishes, with a total living area of 99 m².

The apartment consists of two bedrooms, a living room with a kitchen and dining room, a bathroom and a spacious terrace. The apartment will be equipped with an air conditioning unit in each room, top-quality Italian ceramics and laminate flooring in the rooms. Underfloor heating is installed throughout the apartment and the temperature can be controlled for each room separately. The bathroom will be equipped with a "turnkey" system with all sanitary equipment, a "walk-in" shower, a built-in toilet and toilet bowl, electric. with a flow-through boiler, as well as a floating sink with shelves for storing things.

HIGHLIGHTS:

High-quality new construction
Close to the sea and accompanying facilities
Spacious terrace with a beautiful view
Completion of construction in spring 2025

With the purchase of the apartment, the buyer also gets a storage room in the building's courtyard for storing things, as well as two parking spaces. A high energy certificate for all buildings (A, A+) is expected, because the building is being 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	2365
PRICE	380,000 €	TYPE	Flat

ID: 2365

FLAT TYPE	Three rooms	AREA	104 m²
YEAR BUILT	2023.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	280 cm	ELEVATOR	-
HEATING	Zonal, Air conditioning, Floor heating, Wood stove	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

Quadratures

BATHROOM	5 m²
BATHROOM	4 m²
PANTRY	2 m²
HALLWAY	5 m²
REPOSITORY	4 m²
TERACE	13 m²
	36 m²
	11 m²
	12 m²
	12 m²

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