



SPACIOUS FAMILY APARTMENT IN A RENOVATED BUILDING

📍 Šijana, Pula

🏠 254,000 €
3,098 €/m²



In the very south of the Istrian peninsula there 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 wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

In one of the most ideal areas for living in the city of Pula, in Šijana, there is a spacious family apartment with an area of 82 m² on the 4th floor of a renovated residential building with energy class A+. The apartment consists of an entrance hall, two bathrooms, a spacious and bright living room with access to a closed loggia, a kitchen area with a dining area and a fully



equipped kitchen with kitchen elements and appliances, a gas stove, a high-quality dishwasher, three very comfortable bedrooms. room, another hallway with built-in wardrobes and storage. After the work done on the building, the apartment was completely repainted and refreshed, PVC carpentry with double glazing was installed, the heating and cooling system is regulated by a single unit of air conditioning and a very economical thermal furnace, it also has a connection to city gas, which enables the future owner in if desired, use it for cooking and heating. The building has a new facade with 15 cm thick thermal insulation, a spacious elevator, video surveillance, access for people with reduced mobility, and is located near all amenities such as a store, post office, school, kindergarten, bank, restaurant, gym, shopping center, pharmacy etc.

Due to its irreplaceable location, surface area, number of rooms, equipment of the apartment and the building, the proximity of accompanying facilities, it offers the future buyer a very interesting investment with a guaranteed long-term return of funds, or in case of use for personal purposes, a very pleasant and spacious apartment for a multi-member family in an ideal location for living.

FOR ALL OTHER INFORMATION, CALL AT:

+385981748680

dean.zunic@family-nekretnine.hr

Dean Zunic

Licensed agent

Summary

LOCATION	Šijana, Pula	PROPERTY ID	2330
PRICE	254,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	82 m ²
YEAR BUILT	1987.	YEAR RENOVATED	2024.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	5
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	285 cm	ELEVATOR	Yes
HEATING	Air conditioning, Gas stove, Pellet stove, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent
FACADE	Excellent, Thermal insulation, SEP	ROOF	Concrete, Flat roof
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A+



Extra features

- Loggia
- Pantry
- Common rooms
- Garden

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

[View original listing](#)