

## ISTRIA ADRIA

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|                               |                      |
|-------------------------------|----------------------|
| <b>Code :</b>                 | 10318                |
| <b>Location :</b>             | Pula                 |
| <b>Building size :</b>        | 80.16 m <sup>2</sup> |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup>  |
| <b>Distance from center :</b> | 1000 m               |
| <b>Distance from sea :</b>    | 1000 m               |
| <b>Floor :</b>                | 1                    |
| <b>Number of floors :</b>     | 4                    |
| <b>Number of bedrooms :</b>   | 2                    |
| <b>Number of rooms :</b>      | 2                    |
| <b>Number of bathrooms :</b>  | 2                    |
| <b>Air conditioning :</b>     | Yes                  |
| <b>Energy efficiency :</b>    | A+                   |
| <b>Year of construction :</b> | 2024                 |

**Price :** 279.630 €

Apartments for sale in a new project under construction, Pula!

A new residential unit under construction, located in the immediate vicinity of the city center.

The 4-story building (basement + 3 floors) will have an elevator, garage spaces in the basement, and outdoor parking spaces around the building itself.

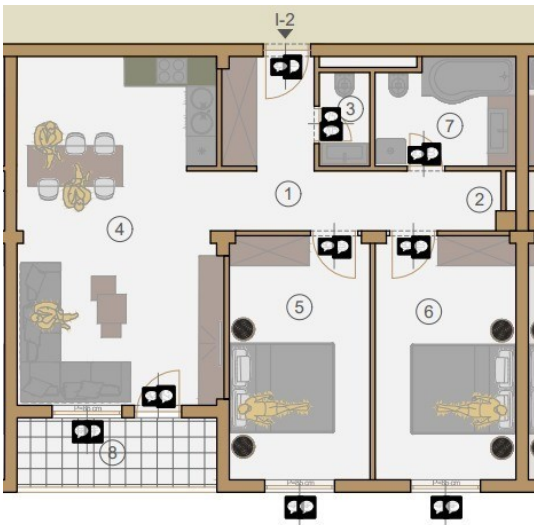
Apartment I-2 is located on the 1st floor of the building, with a total square footage of 80.16 m<sup>2</sup> (netto 78,77 m<sup>2</sup>), and consists of: hallway, kitchen, living room and dining room, pantry, 2 bedrooms, toilet, bathroom and loggia. Heating/cooling of the apartment will be provided with Mitsubishi air conditioners and underfloor heating.

A parking space is additionally purchased with the apartment, and there is also the possibility of purchasing a storage room in the basement of the building.

Completion of the works on the construction of this project is expected in the 6th month of 2025.

Note: The buyer does not pay real estate sales tax.

For more information, please



| STAN I-2                 |                   |                      |       |                              |
|--------------------------|-------------------|----------------------|-------|------------------------------|
| br.                      | naziv prostorije  | netto m <sup>2</sup> | koef. | netto x koef. m <sup>2</sup> |
| 1                        | Hodnik            | 9,65                 | 1     | 9.65                         |
| 2                        | Ostava            | 1,07                 | 1     | 1.07                         |
| 3                        | WC                | 1,91                 | 1     | 1.91                         |
| 4                        | Kuh.+blag.+dnevni | 28,49                | 1     | 28.49                        |
| 5                        | Soba              | 13,77                | 1     | 13.77                        |
| 6                        | Soba              | 13,77                | 1     | 13.77                        |
| 7                        | Kupaonica         | 5,92                 | 1     | 5.92                         |
| STAN I-2 zatvoreno neto: |                   | 74.58                |       | 74.58                        |
| 8                        | Lođa              | 5,58                 | 0,75  | 4.19                         |
| STAN I-2 ukupno neto:    |                   | 80.16                |       | 78.77                        |

