

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	10621
Location :	Pula
Building size :	104 m2
Lot size :	50 m2
Garden size :	0.00 m2
Distance from center :	300 m
Distance from sea :	3000 m
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 281.000 €

In a peaceful location in Šišan, an apartment in a new building with an area of 104.02 m² is for sale, situated on the ground floor of a house with a total of two apartments. The apartment consists of a hallway, an open living room with a kitchen and dining area, three bedrooms, two bathrooms, a storage room, and a terrace.

The property includes:

- a private section of the garden for use
- two private parking spaces
- heating via a heat pump
- two air conditioning units
- separate connections for electricity, water, and heating
- an additional studio apartment on the ground floor.

The apartment is ideal for family living or tourist rental. It is located in a quiet part of the area, and the proximity to Pula and the sea makes this property even more attractive.

For more information, please