

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10684
<b>Location :</b>	Pula
<b>Building size :</b>	42 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	4
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2013

**Price :** 168.500 €

For sale: an apartment in Pula, located on the 4th floor of a building without an elevator. The apartment has a southern orientation, overlooking a children's playground, making it exceptionally bright and pleasant to live in.

Apartment area: 42.17 m<sup>2</sup> (net)

Garage: 8.10 m<sup>2</sup> net (actually 11.5 m<sup>2</sup>) - registered separately

Storage in the basement included

Room layout:

- Entrance hallway
- Kitchen
- Dining area and living room (open space)
- Bedroom
- Bathroom
- Balcony
- Storage in the basement
- Garage parking space

Equipment and advantages:

- The apartment is sold fully furnished and move-in ready
- New kitchen (2022) with new appliances (except for the dishwasher)
- Dining table and chairs purchased in 2024, TV cabinet from 2025 (unused)
- Gas central heating + gas for cooking
- Air conditioning unit (3.5 kW)
- Facade with stone wool - excellent thermal insulation
- Low utility costs
- Flooring: parquet (bedroom and living room), ceramics (kitchen, hallway, bathroom)

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- Anti-burglary door.

Well-structured ownership of the apartment and garage. Usage permit available.

Located on a quiet street, close to all essential amenities – shops, schools, public transport, and the center of Pula. Ideal for living or as an investment.

For more information, please