

## ISTRIA ADRIA

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<b>Code :</b>	10778
<b>Location :</b>	Pula
<b>Building size :</b>	65 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2014

**Price :** 240.000 €

For sale: a 65 m<sup>2</sup> apartment in the peaceful neighborhood of Štinjan, Pula. Located on the first floor of a smaller building with a total of three apartments – quiet and free from crowds, ideal for a tranquil family life or as an investment for tourism.

The apartment consists of two bedrooms, a spacious and bright living room, a fully equipped kitchen (oven, dishwasher, microwave, dishes), a bathroom, and a hallway. High-quality parquet flooring has been installed throughout the apartment (except in the bathroom), and all windows are fitted with insect screens.

The apartment is sold fully furnished, including two televisions – ready for immediate move-in, with no additional investments required.

Additional features:

- Private portion of the yard
- Two private parking spaces
- Gas grill for outdoor enjoyment.

Distance to the sea: 1 km.

Quiet location, close to the beach and all essential amenities.

For more information, please