

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10859
Location :	Pula
Building size :	81 m2
Garden size :	0.00 m2
Distance from center :	1200 m
Floor :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	C
Year of construction :	1968

Price : 245.000 €

For sale is a sunny and spacious three-bedroom apartment with an area of 81.36 m², located on the first floor of a small building without an elevator, in a quiet and sought-after neighborhood in Pula. The location offers a perfect balance between urban living and a peaceful, family-friendly environment.

The apartment consists of a living room, two bedrooms (with the possibility of converting the children's room into two separate spaces), a kitchen with a dining area, a hallway, and a bathroom. The property is further enhanced by additional accompanying spaces - a storage room or workshop in the yard, part of the attic space, and a garden equipped with water and electricity connections, ideal for relaxation, hobbies, or outdoor gatherings.

The apartment is oriented southeast - northwest, exceptionally well-lit with natural light, and offers an unobstructed view of greenery. Heating and hot water are provided through a central system using city gas, and additional comfort is offered by two air conditioning units. The apartment is sold furnished, with the possibility of negotiating the furniture.

The building was constructed before 1968, and the apartment was partially renovated in 2008 (PVC windows in 2021, security door in 2024). A free parking space is available in front of the building.

The location is excellent - close to schools, shops, public transport, and a park. The city market and Veruda market are 700 m away, while the beaches Valkane, Mornar, and Gortanova are about 1,400 m away.

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For more information, please