

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	11112
Location :	Pula
Building size :	57 m2
Garden size :	0.00 m2
Distance from center :	2300 m
Distance from sea :	1100 m
Floor :	2
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 199.000 €

For sale is an apartment within a new residential project in Pula, located in the popular city district of Šijana, known for its excellent connectivity and proximity to all essential amenities – schools, kindergartens, shopping centers, and public transport.

The project consists of six modern residential buildings with a total of 24 apartments, situated within a completely private complex featuring green areas and contemporary infrastructural solutions.

Apartment D3 is located on the second floor of building D and has a total net area of 57 m², including the apartment, loggia, parking space, and storage room. The residential area of 54.81 m² comprises:

a spacious living room with a kitchen and dining area,
two bedrooms,
a bathroom, and a hallway,
while the loggia offers a pleasant space for outdoor relaxation.

The apartment comes with a parking space and a storage room on the ground floor of the building.

Equipment includes:

- 10 cm thick thermal insulation facade (ETICS, mineral wool/EPS),
- anti-burglary doors and PVC joinery with double-glazed insulated glass filled with argon and shutters,
- high-quality ceramics with a modern design in all rooms, anti-slip tiles on the loggias,

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- air conditioning and electric underfloor heating in the living room, kitchen, and bathroom, along with electric radiators (dryers) with a thermostat.

The surroundings of the building are planned to feature landscaped green areas with indigenous plants, automatic irrigation, LED lighting with motion detectors, and a sustainable drainage system.

Planned completion of construction: Spring 2027.

For any additional information and to schedule a viewing of the apartment, please