

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11117
<b>Location :</b>	Pula
<b>Building size :</b>	60.12 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<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>	A
<b>Year of construction :</b>	2025

**Price :** 199.000 €

New on the market!!!

For sale is a modern apartment located in an attractive area at the entrance to Pula, in a quiet and well-maintained part of the city. The project consists of six residential buildings with a total of 24 apartments, and the entire complex will be closed and private, ideal for a peaceful and secure life.

In the immediate vicinity, there are all essential amenities - schools, kindergartens, shopping centers, public transport, and a park-forest, perfect for walks, recreation, and enjoying nature.

The planned completion of construction is in the spring of 2027, with all necessary permits and high-efficiency energy certification.

Apartment E-D is located on the second floor of building E and has a total area of 60.12 m<sup>2</sup>, including the living area, loggia, garage parking space, and storage room.

The living space of 55 m<sup>2</sup> consists of a living room with a kitchen and dining area, two bedrooms, a bathroom, a hallway, and a loggia that provides a pleasant space for relaxation. The apartment comes with a garage parking space and a storage room on the ground floor of the building.

Special attention has been paid to the quality of construction and finishing details.

Construction features:

The apartments are in energy class A/A+, with thermal insulation

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of 10 cm, anti-burglary entrance doors, PVC joinery with insulated glass and shutters, and modern ceramics in all rooms.

Anti-slip ceramics are installed on the loggias, while air conditioning units and electric underfloor heating are planned for the living room, kitchen, and bathroom.

Electric radiators with drying racks and thermostats are also installed in the bathrooms.

The surroundings of the building will be landscaped with attention to detail – green areas with indigenous plants, a lawn with automatic irrigation, paved paths, and LED lighting with motion detectors create a pleasant and safe environment.

This part of the city is characterized by excellent transport connectivity, quick access to the center of Pula, and all major roads.

This property is ideal for family living or investment in quality new construction.

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