

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

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info: +386 59 200 071



Code :	11817
Location :	Pula
Building size :	90 m2
Garden size :	0.00 m2
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 330.371 €

Pula, one of the most desirable cities in Istria, offers a combination of Mediterranean lifestyle, developed infrastructure and proximity to the sea.

Valdebek is a quiet and sought-after residential area that is continuously developing and is an increasingly common choice for family life and long-term investment.

Apartment for sale in a quality new building, building B, apartment B4. The building is fully constructed, and the issuance of the occupancy permit is expected soon.

The apartment is equipped with modern and energy-efficient heating and cooling systems:

High-quality Daikin heating and cooling system, with low-profile indoor units placed next to the floor (radiator type), for a comfortable and even temperature throughout the year

Underfloor heating in the living room, hallway and bathrooms

ROOM LAYOUT

Hallway: 5.94 m²

Bedroom: 14.89 m²

Bathroom: 4.30 m²

Bedroom: 11.35 m²

Bathroom: 4.09 m²

Living room with kitchen and dining room: 27.84 m²

Covered terrace: 7.74 m² (calculated 3.88 m²)

Covered terrace: 17.94 m² (calculated 8.97 m²)

Net area of

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the apartment: 81.26 m²

ADDITIONAL SPACES

Parking space PM4: 12.50 m² (calculated 3.12 m²)

Parking space PM5: 12.50 m² (calculated 3.12 m²)

Storage: 4.55 m² (calculated 3.41 m²)

TOTAL NET AREA - 90.91 m²

For additional information, please