

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11818
<b>Location :</b>	Pula
<b>Building size :</b>	71.07 m <sup>2</sup>
<b>Lot size :</b>	10 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	Ground floor
<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>	Not specified
<b>Year of construction :</b>	2025

**Price :** 258.072 €

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 C, apartment C1, located on the ground floor, with an attached garden. 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 bathroom

### ROOM LAYOUT

Hallway: 2.94 m<sup>2</sup>

Bedroom: 11.49 m<sup>2</sup>

Bathroom: 4.73 m<sup>2</sup>

Bedroom: 10.87 m<sup>2</sup>

Living room with kitchen and dining room: 18.43 m<sup>2</sup>

Covered terrace: 11.45 m<sup>2</sup> (calculated 5.73 m<sup>2</sup>)

Net apartment area: 54.19 m<sup>2</sup>

### EXTERNAL AND ADDITIONAL SPACES

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Garden: 109.18 m<sup>2</sup> (calculated 10.92 m<sup>2</sup>)

Parking space PM1: 12.50 m<sup>2</sup> (calculated 3.12 m<sup>2</sup>)

Storage S4: 2.99 m<sup>2</sup> (calculated 2.24 m<sup>2</sup>)

TOTAL NET AREA - 70.47 m<sup>2</sup>