

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	11819
Location :	Pula
Building size :	69 m2
Lot size :	111 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 252.226 €

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 D, apartment D1, located on the ground floor with a 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 with wardrobe: 4.64 m²

Bedroom: 10.50 m²

Bathroom: 5.28 m²

Bedroom: 12.15 m²

Living room with kitchen and dining room: 18.26 m²

Covered terrace: 8.10 m² (calculated 4.05 m²)

Net apartment area: 54.88 m²

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EXTERNAL AND ADDITIONAL SPACES

Garden: 111.03 m² (calculated 11.10 m²)

Parking space PM1: 12.50 m² (calculated 3.12 m²)

TOTAL NET AREA - 69.10 m²