

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12208
Location :	Pula
Building size :	57.13 m ²
Garden size :	0.00 m ²
Distance from center :	1000 m
Distance from sea :	2500 m
Floor :	1
Number of floors :	7
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 213.300 €

STAN S4				
br.	naziv prostorije	netto m ²	koef.	netto x koef. m ²
1	hodnik + garderoba	5,85	1	5,85
2	kupaonica	4,20	1	4,20
3	spavaća soba	11,24	1	11,24
4	spavaća soba	9,12	1	9,12
5	kuhinja+db+blag.	20,32	1	20,32
	STAN S4 zatvoreno neto:	50,73		50,73
6	Loggia	5,64	0,75	4,23
	STAN S4 ukupno neto:	56,37		54,96
SP2	spremište	4,34	0,5	2,17
	STAN S4 sveukupno neto:	60,71		57,13

For sale is an apartment on the 1st floor of a multi-family building with an elevator. The apartment consists of an entrance hallway with a wardrobe, 2 bedrooms, a bathroom, a kitchen with a dining area, and a living room with a loggia, totaling an area of 54.96 m².

Note: The apartment includes a storage room of 2.17 m² and a parking space of 2.5 m², which are included in the price of the apartment.

EQUIPMEN

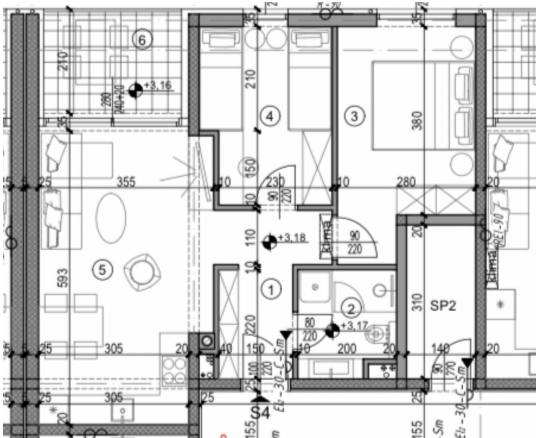
- Electric underfloor heating in the bathroom
- Ariston Velis electric water heater
- Security entrance door
- Inverter air conditioning unit
- Ceramic tiles
- Laminate flooring
- Internal white room doors

The apartments are sold finished, on a "turnkey" basis. Excellent location, close to a shopping center and just 1 km from the center of Pula.

The building will have two entrances, two elevators, and 6 floors. More available apartments for sale.

*VAT is included in the price.

The planned completion of construction work is the beginning of



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2026.

For additional information, please