

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12330
Location :	Pula
Building size :	126.72 m ²
Garden size :	0.00 m ²
Distance from center :	200 m
Distance from sea :	2000 m
Floor :	2
Number of floors :	4
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 532.200 €

A new residential project in Pula is on offer – a modern building with a total of 21 residential units, spread over 4 floors (ground floor + 3 upper floors). The building features an elevator and gas heating, and is located just 200 meters from the center and approximately 2.5 km from the sea and beach, offering the perfect combination of comfort and style.

The apartment, with an area of 119.97 m², is located on the 2nd floor and consists of:

a hallway, a living room with a kitchen and dining area, three bedrooms, two bathrooms, and two terraces.

The apartment also includes a storage room in the basement of the building measuring 3.50 m² and two outdoor parking spaces of 12.50 m² each.

The price of the apartments includes:

Underfloor gas heating with thermostats in each room

PVC joinery with triple-glazed windows, shutters, and insect screens

Interior room doors

Anti-burglary and fire-resistant entrance doors

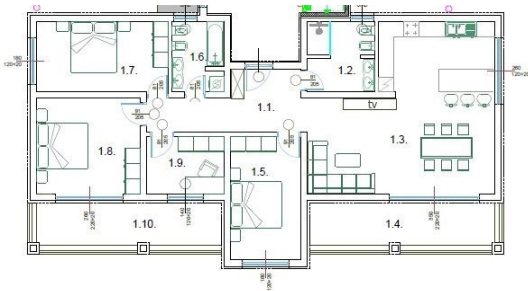
Video intercom

Air conditioning unit (Daikin 6 kW) in the living room

Floor coverings of your choice: tiles or parquet/laminate (for underfloor heating)

Start of construction: 03/2026

Planned completion: 03/2027



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For additional information, please