

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12336
<b>Location :</b>	Pula
<b>Building size :</b>	58.65 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	3
<b>Number of floors :</b>	4
<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>	2026

**Price :** 264.000 €

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 has an elevator and gas, 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 54.40 m<sup>2</sup>, on the 3rd floor consists of:

a hallway, a living room with a kitchen and dining area, two bedrooms, a bathroom, and a terrace.

The apartment also includes a storage room in the basement of the building measuring 3.50 m<sup>2</sup> and an outdoor parking space of 12.50 m<sup>2</sup>.

The price of the apartments includes:

Underfloor gas central heating with thermostats

PVC joinery with blinds and mosquito nets

Interior room doors

Anti-burglary and fireproof entrance doors

Video intercom

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

Start of construction: 03/2026

Planned completion: 03/2027

For additional information, please