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<b>Code :</b>	12344
<b>Location :</b>	Pula
<b>Building size :</b>	58.65 m <sup>2</sup>
<b>Lot size :</b>	50 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>	Ground floor
<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 :** 274.000 €

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 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>, is located on the ground floor of the building and 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 garden, 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 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



1.1 - PREDPROSTOR	2,98
1.2 - DN. BO., BLAG. KUHNJA	18,30
1.3 - PREDSOBLJE	3,60
1.4 - SOBA 1	13,12
1.5 - KUPAONICA	4,80
1.6 - SOBA 2	8,50
1.7 - NATKRIVENA TERASA	6,20x0,50=3,10
<b>UKUPNO STAN</b>	<b>54,40</b>
spremišti u podrumu	3,50x0,50=1,75
parkirno mjesto	12,50x0,25=2,50
<b>UKUPNO NETTO</b>	<b>58,65</b>