

## ISTRIA ADRIA

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<b>Code :</b>	12406
<b>Location :</b>	Pula
<b>Building size :</b>	55 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	600 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A

**Price :** 198.200 €

This beautiful apartment in Pula, located just 600 meters from the center and 1000 meters from the sea, is ideal for living or vacationing.

With an area of 55 m<sup>2</sup>, it includes a bedroom, a living room with a kitchen and dining area, and a terrace, providing an optimal layout for comfortable living.

Built in 2026, it guarantees modern construction and energy efficiency. The apartment is situated on the first floor and is equipped with anti-burglary doors.

It boasts an excellent location, close to Pula City Mall. Reservations are being accepted.

The company is VAT registered, and the buyer is exempt from paying real estate transfer tax.

KATALOG STANOVA – PULA KAŠTENJER  
STAMBENA ZGRADA SA 8 STANOVA – P+2

LEGENDA  
B3 – jednosoban stan

ZGRADA 'B'  
PRIZEMLE 1. KAT 2. KAT

NETTO POVRŠINE:

01 – dnevni b. i kuhinja	P= 20,08m <sup>2</sup>
02 – hodnik	P= 4,11m <sup>2</sup>
03 – spavaća soba	P= 9,95m <sup>2</sup>
04 – kupaoonica	P= 6,96m <sup>2</sup>
05 – terasa 4,87x0,75	P= 3,43m <sup>2</sup>
UKUPNO:	P= 44,53m <sup>2</sup>
G2 – garaža 17,40x0,60	P= 10,44m <sup>2</sup>
SVEUKUPNO:	P= 54,97m <sup>2</sup>

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