

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12541
Location :	Pula
Building size :	102 m ²
Garden size :	0.00 m ²
Distance from center :	3000 m
Distance from sea :	2500 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : 330.000 €



For sale is a fully furnished and immediately habitable three-bedroom apartment on the ground floor of a modern new building, located in a quiet part of Pula, in a smaller residential building with a total of two floors.

The apartment has a net area of 60 m² (total calculated area of 102.7 m²) and features a functional and pleasant layout that includes a living room with a kitchen and dining area, two bedrooms, a bathroom with a toilet, and a spacious terrace.

A special value of this property is the direct access to a well-maintained yard with a pool, garden, and barbecue area, ideal for relaxation and outdoor living. Large sliding glass doors further connect the indoor and outdoor spaces and provide plenty of natural light thanks to the south and west orientation.

The apartment is equipped with underfloor heating, a wood stove, and air conditioning, ensuring a comfortable stay throughout the year. Electric shutters are installed on all windows, and additional energy efficiency is provided by solar panels.

The property includes a storage room and a covered parking space. It is connected to the city water supply and sewage system and has access suitable for persons with disabilities.

The apartment is registered as a separate unit and has a usage permit.

This property represents an excellent opportunity for comfortable

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family living, as well as a secure investment for tourist rentals.

For more information and to schedule a viewing, please