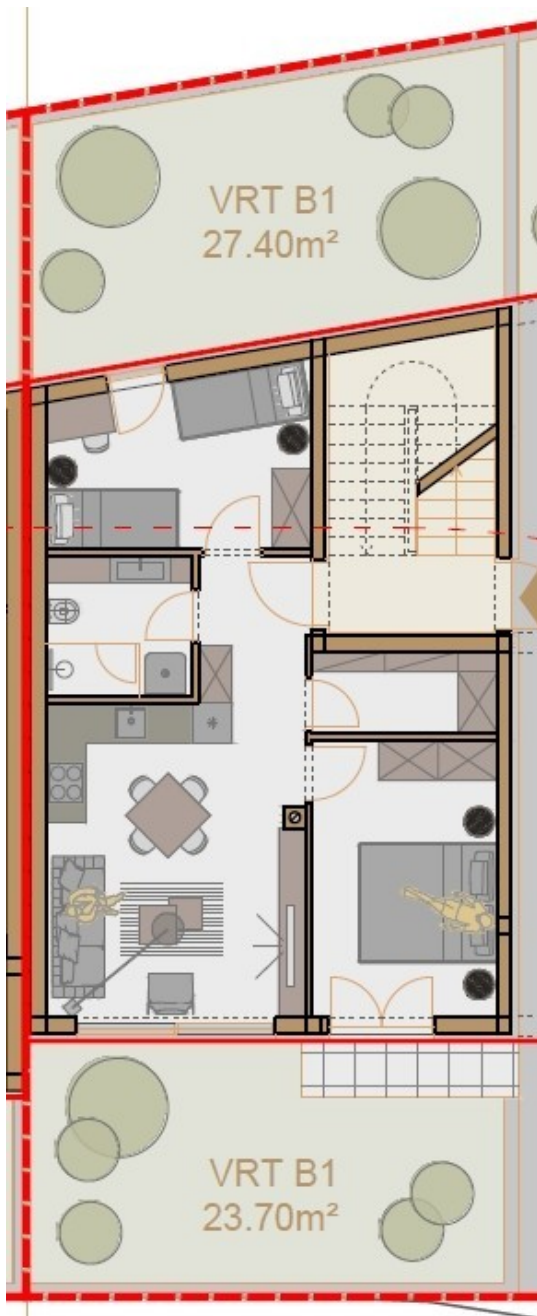


**ISTRIA ADRIA****Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

<b>Code :</b>	12905
<b>Location :</b>	Pula
<b>Building size :</b>	54 m2
<b>Lot size :</b>	50 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<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>	A+

**Price :** 188.000 €

For sale is an apartment located on the ground floor of a building under construction, consisting of an entrance hallway, two bedrooms, a bathroom, a kitchen with a dining area, and a living room with access to a terrace and garden.

The garden, measuring 51 m<sup>2</sup>, is located on two sides of the apartment (accessible from the living room and one of the bedrooms).

The apartment is air-conditioned and features electric underfloor heating in the bathroom.

It is part of the VAT system, meaning the future buyer does not pay property transfer tax.

The price of the apartment with an outdoor parking space is €196,000, including VAT.

STAN B1				
br.	naziv prostorije	netto m <sup>2</sup>	koef.	netto x koef. m <sup>2</sup>
1	Kuh. + blag. + db.+hod.	22,00	1	22,00
2	Kupaonica	4,64	1	4,64
3	Spavaća soba	10,19	1	10,19
4	Spavaća soba	11,68	1	11,68
5	Spremište	3,44	1	3,44
STAN B1 zatvoreno neto:		51,95		51,95
6	Terasa natkrivena	2,76	0,50	1,38
STAN B1 ukupno neto:		54,71		53,33