

## ISTRIA ADRIA

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<b>Code :</b>	12940
<b>Location :</b>	Pula
<b>Building size :</b>	66 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1920

**Price :** 268.000 €

In one of the most desirable locations in Pula, in the Stoja neighborhood, a fully renovated apartment with an area of 65.91 m<sup>2</sup> is for sale, located on the first floor of a well-maintained Austro-Hungarian building. The apartment features high ceilings, large windows, and solid walls that ensure a pleasant microclimate throughout the year, providing a special charm and a sense of spaciousness.

The apartment is east-facing, allowing for plenty of natural light during the morning hours and a more comfortable stay during the summer months. It consists of a spacious bedroom, a separate walk-in closet, an open-concept living room with a dining area and kitchen, a modernly designed bathroom, and a storage room on the ground floor of the building.

The property was thoroughly renovated in 2021, when all plumbing and electrical installations were replaced. High-quality PVC joinery with triple glazing and a triple sealing system has been installed, ensuring excellent thermal and sound insulation as well as high energy efficiency. Additional security is provided by anti-burglary entrance doors, while heating and cooling are managed through two inverter air conditioning units.

In the immediate vicinity, there are shops, schools, kindergartens, public transport, sports facilities, restaurants, and all the amenities necessary for a pleasant and quality daily life.

For more information and to schedule a viewing, please