

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



Code :	13104
Location :	Pula
Building size :	61.28 m2
Lot size :	80 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 222.840 €

We are selling an apartment under construction on the ground floor of a building that consists of a total of 5 apartments.

On the ground floor, there is Apartment A, along with 2 garages and storage rooms; the other apartments are located on the upper floors. Apartment A has an area of 61.28 m² (the tiled terrace of the apartment, which can be accessed from the living room, is included in the apartment's square footage at a coefficient of 0.25, which means 7.53 m² * 0.25 = 1.88 m²), and it is oriented east-west.

Apartment A consists of a living room with a kitchen and dining area that opens onto a terrace and garden, 2 bedrooms, a storage room, and a bathroom. The garden is spacious, with an area of about 80 m².

Each apartment will be equipped with underfloor heating in the hallway, living room, and bathroom, as well as 1 air conditioning unit for heating/cooling. Each apartment will have a chimney, allowing for the installation of a solid fuel fireplace.

The apartment includes 2 outdoor parking spaces in the yard of the building in front of the garden, and the total net area of the apartment with the garden (coefficient = 0.10) and 2 parking spaces (2.5 m² for each parking space) is 74.28 m².

There is an option to purchase a garage within the building instead of an outdoor parking space. Construction work is currently underway, and the completion of the building is planned for no later than June 2027.

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The buyer is exempt from the real estate transfer tax.

For more information and viewings, we are at your disposal: