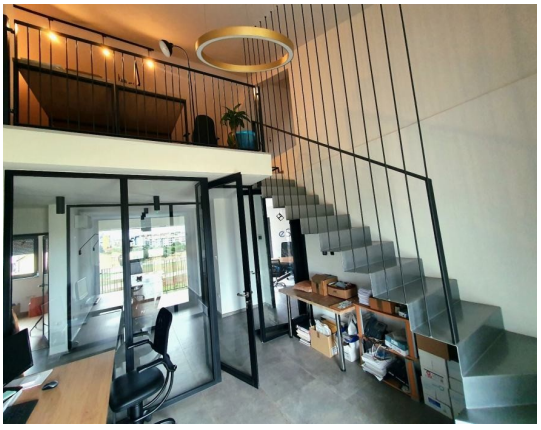
ISTRIA ADRIA
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Code :	14025
Location :	Pula
Building size :	200 m2
Garden size :	0.00 m2
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2021

Price : 395.000 €

In an exceptionally quiet location, just a stone's throw from the Šijanska Forest, this flexible apartment is situated in a modern building with only four residential units. The property offers the perfect blend of privacy, contemporary living, and investment potential, making it an ideal choice for families, entrepreneurs working from home, or investors looking to generate rental income.

The apartment is organized as a spacious two-level residential unit with an additional high attic and gallery, bringing the total usable area to approximately 200 m². The main living area includes three bedrooms, four bathrooms, a spacious living room, kitchen, and dining area, as well as a loggia, while the additional high attic provides a completely new dimension of space utilization.

On the gallery level, there are two large rooms, a sanitary facility, and access to a spacious rooftop terrace. This space can be used as an office, art or business studio, additional apartment, guest space, or extra bedrooms, depending on the needs of future owners.

One of the greatest advantages of the property is the possibility of organizing one, two, or even three separate residential units, which opens up numerous options for combining private living with tourist or long-term rentals. Part of the property is already categorized for rental, allowing for immediate income without additional investment.

The apartment is equipped with its own solar power plant with a capacity of 7.2 kW, significantly reducing monthly electricity

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costs and enabling almost free charging of electric vehicles. The property includes two parking spaces, one of which is covered, as well as a private charging station for electric cars.

An additional sense of privacy and quality of life is provided by a private garden with citrus trees, including lemons and mandarins, while a shared orchard with other fruit trees is also available.

Each room is equipped with air conditioning, and the apartment boasts four bathrooms, ensuring maximum functionality and comfort for larger families or multiple users.