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







Code :	15364
Location :	Pula
Building size :	65 m2
Lot size :	80 m2
Garden size :	0.00 m2
Floor :	vp
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2007

Price : 279.000 €

For sale is a cozy and functional apartment with an area of 65 m², located in a quiet part of Pula. The property is ideal for family living.

The apartment consists of:
- two bedrooms
- a living room connected to the kitchen
- a bathroom with a shower
- a large enclosed loggia
- an enclosed balcony

The apartment is equipped with central heating, air conditioning, and parquet flooring, ensuring a comfortable stay throughout the year.

A special feature of this property is the well-maintained private garden of 80 m², fully fenced and designed as a true little green oasis for relaxation and socializing.
The garden includes:
- a barbecue
- a gazebo
- a 9 m² garden shed
- a socializing table
- fig trees, mandarins, jujubes, asparagus, a palm tree, and various flowers

The space is ideal for families with children and pets, as well as for anyone who wants to enjoy gardening, planting, or relaxing after a long day.

The apartment also comes with a parking space that can

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accommodate two cars parked one behind the other.

The location offers an excellent balance between tranquility and accessibility to all amenities – the city center is about a 20-minute leisurely walk away, while the sea and beaches are just a 10-minute drive by car.