

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                               |              |
|-------------------------------|--------------|
| <b>Code :</b>                 | 15383        |
| <b>Location :</b>             | Pula         |
| <b>Building size :</b>        | 61.28 m2     |
| <b>Lot size :</b>             | 80 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+           |
| <b>Year of construction :</b> | 2026         |

**Price :** 222.840 €

For sale is Apartment A on the ground floor of a modern residential building consisting of a total of 5 apartments. The building is designed with an emphasis on functionality, quality of living, and privacy. The apartment is located on the ground floor and comes with 2 outdoor parking spaces in the building's yard, situated in front of a private garden.

The basic details of the apartment are as follows: the area of the apartment is 61.28 m<sup>2</sup>, the orientation is east-west, and the private garden is approximately 80 m<sup>2</sup>. The total net calculated area of the apartment, including the garden and parking spaces, is 74.28 m<sup>2</sup>. The calculation of the apartment's area includes a paved terrace accessible from the living room, which is calculated at a coefficient of 0.25, or  $7.53 \text{ m}^2 \times 0.25 = 1.88 \text{ m}^2$ .

The apartment consists of a spacious living room with a kitchen and dining area, leading out to the terrace and private garden, two bedrooms, a bathroom, and a storage room.

The apartment will be equipped with underfloor heating in the hallway, living room, and bathroom, one air conditioning unit for heating and cooling, and a chimney in each apartment, with the possibility of installing a solid fuel fireplace.

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

**\*\*The buyer is exempt from property transfer tax.**

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For additional information, please