**ISTRIA ADRIA**
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| **Code :** | 15393 |
| **Location :** | Pula |
| **Building size :** | 83.17 m2 |
| **Garden size :** | 0.00 m2 |
| **Distance from center :** | 400 m |
| **Floor :** | 1 |
| **Number of floors :** | 3 |
| **Number of bedrooms :** | 2 |
| **Number of rooms :** | 2 |
| **Number of bathrooms :** | 2 |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | A+ |
| **Year of construction :** | 1900 |

Price : 389.000 €

For sale: Luxuriously renovated apartment in the center of Pula – close to the Arena

A completely renovated and modernly furnished apartment is for sale, located on the first floor of an Austro-Hungarian building in the very center of Pula, just 300 meters from the Pula Arena.

The apartment consists of an open space living room and kitchen, two bedrooms, an entrance hallway, and a bathroom with a walk-in shower and laundry room. The ceiling height is 3.00 m, while in the living room and hallway it reaches 3.20 m, giving the space additional airiness and elegance.

The apartment was fully renovated in 2021, using high-quality materials and modern solutions. It features gas underfloor heating from the brand Vaillant, along with additional insulation of the inter-floor structure with injected concrete foam, liquid screed, and large-format oak parquet. New external PVC joinery with double-glazed argon-filled windows, insect screens on all windows, and electric roller blinds in the rooms have been installed. The ceilings have been additionally insulated with stone wool.

The apartment has new entrance doors, new internal doors for the bathroom and laundry room, while the bedroom doors have been restored in their original larch wood. All electrical, water, and gas installations are new, and a water softener for the entire apartment has been installed. New air conditioning units, an alarm system, and Vaillant thermostats in every room have also been added.

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The kitchen is custom-made, and the apartment features large-format Italian ceramic tiles, concealed sanitary ware from the brand Paffoni, and Nowodvorski lighting, further emphasizing the modern and high-quality interior design.

The building has a total of eight apartments and possesses a usage permit. The apartment also includes the only storage room on the ground floor of the building with an electricity connection, as well as the right to use the shared courtyard, which is accessible exclusively to residents.

The location is extremely attractive, in close proximity to all important amenities including schools, shops, a market, pharmacies, children's parks, the port of Pula, and the bus and train stations.

The apartment does not have its own parking space, but public free parking is available in front of the building.