

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15430
Location :	Pula
Building size :	66.31 m ²
Garden size :	0.00 m ²
Distance from center :	300 m
Distance from sea :	2000 m
Floor :	2
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 300.000 €

Luxury Apartment with Smart Home System Near the Center of Pula

For sale is a modern and luxuriously equipped apartment located on the second floor of a high-quality residential building in close proximity to the center of Pula.

The apartment has a total area of 60 m² and consists of a hallway, kitchen with dining area and living room, bedroom, bathroom, and a covered balcony. A parking space of 6.90 m² in the basement is included in the price.

The building is constructed with reinforced concrete, featuring a ventilated facade covered with first-class ceramic tiles, ensuring excellent thermal and sound insulation.

The interior design meets high standards:

- First-class oak parquet in the rooms and living room
- Large format ceramic tiles (90x90 and 60x120) in the kitchen, hallway, and bathroom
- Anti-slip tiles on the balcony
- Grohe sanitary ware
- Underfloor heating with Vaillant boilers
- Built-in central vacuum system (Aistem Air Wolly)

The apartment is equipped with a Smart Home system that allows for complete control and comfort:

- Lighting control
- Smart wake-up system

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- Programming for air conditioning and heating
- Smoke and CO sensors
- Security sensors against break-ins
- Video intercom
- Electricity consumption monitoring system

This apartment combines top-notch technology, comfort, and modern design, making it an ideal choice for living or investment in one of the most desirable areas of Pula.

For more information, please