ISTRIA ADRIA
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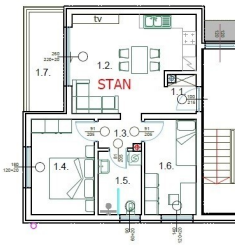




ISKAZ NETTO POVRŠINA

STAN

1.1 - PREDPROSTOR	2.15
1.2 - DN. BO., BLAG. KUHINJA	21.00
1.3 - PREDSOBLJE	2.20
1.4 - SOBA 1	11.65
1.5 - KUPAONICA	5.15
1.6 - SOBA 2	9.45
1.7 - NATKRIVENA TERASA	6.70×0.50=3.35
UKUPNO STAN	**54.95**
spremište u podrumu	3.50×0.50=1.75
parkirno mjesto	12.50×0.20=2.50
UKUPNO NETTO	**59.20**







Code :	15582
Location :	Pula
Building size :	59.20 m2
Garden size :	0.00 m2
Distance from center :	200 m
Distance from sea :	2000 m
Floor :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price :	255.000 €

For sale is a modernly designed apartment in Pula, located in an excellent location, just 200 meters from the city center and approximately 2.5 km from the sea and beach. This property offers the perfect combination of comfort, functionality, and contemporary design.

The apartment has a net area of 54.95 m² and consists of an entrance hall, two bedrooms, a spacious living room connected to the kitchen, a hallway, and a bathroom with a window, which further contributes to natural ventilation and a pleasant living experience.

The building is designed with an emphasis on quality and modern construction standards, ensuring a high level of equipment. The building will also feature an elevator.

The apartment will be equipped with:
- floor heating powered by gas with separate thermostats,
- PVC joinery with insect screens and blinds,
- high-quality interior doors,
- anti-burglary and fire-resistant entrance doors, and
- a video intercom.
- DAIKIN air conditioning unit with a capacity of 6 kW in the living room.

The apartment also comes with a storage room in the basement of the building measuring 3.50 m² and an outdoor parking space of 12.50 m², which further enhances the practicality and value of

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the property.

Construction is scheduled to begin in March 2026, with planned completion in March 2027.

This property represents an excellent opportunity for living or investment in one of the most sought-after locations in Pula.