

ISTRIA ADRIA

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Code :	15711
Location :	Pula
Building size :	47 m2
Lot size :	88 m2
Garden size :	0.00 m2
Distance from center :	1000 m
Floor :	Ground floor
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 185.000 €

Apartment A1 is located on the ground floor of a modern residential building in a quiet part of Pula. The building is designed as a smaller residential unit with a total of four apartments.

The 47m² apartment consists of:

- an entrance hallway
- a bathroom
- a bedroom
- a kitchen with a dining area and a living room with access to a covered terrace and garden.

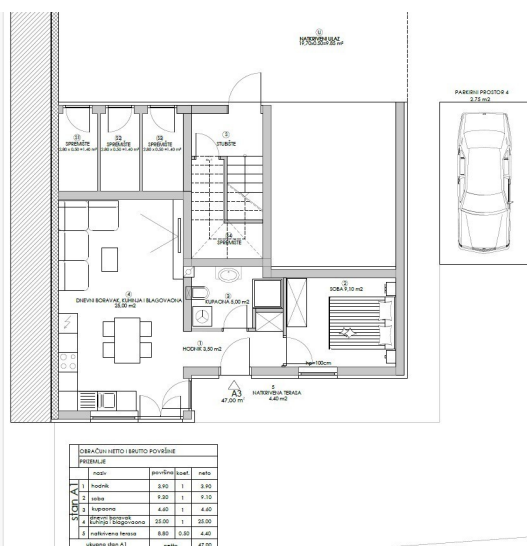
The price of the apartment includes:

- a storage unit labeled S1 with an area of 2.80 m²
- a private outdoor parking space labeled P4
- a garden of 88 m²

In this way, the buyer receives a complete and practical solution for everyday living, without additional costs for parking and storage.

The apartment will be equipped with modern systems and high-quality materials:

- Panasonic air conditioning units in the living room and all bedrooms
- electric underfloor heating throughout the apartment
- parquet flooring in the bedroom
- quality ceramic tiles in the rest of the apartment
- anthracite-colored PVC joinery with built-in insect screens
- electric roller shutter lifts above the large glass wall in the living



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room

- anti-burglary entrance door

The combination of underfloor heating, air conditioning, and quality joinery provides a high level of comfort throughout the year, with an emphasis on energy efficiency and easy maintenance.

The project is located in a quiet part of Pula, yet is only a few minutes' drive from the city center and the sea. The location offers an excellent balance between privacy and accessibility to all the amenities necessary for everyday life.

The planned completion of the works is mid-2027.

For more information, additional details about the project, or to arrange a viewing, please feel free to contact us: