

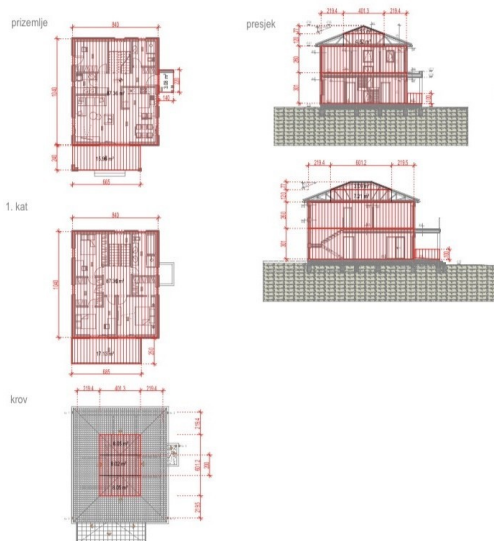
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	15738
Location :	Pula
Building size :	155 m2
Lot size :	823 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 220.000 €

etaža	površina (m.koef)		korisna površina
prizemlje			
1 NATKRIVENI ULAZ	2,56	0,5	1,28
2 HODNIK	10,30	1	10,30
3 KUPAONICA	5,47	1	5,47
4 VEŠERAJ // TEHNIČKA PR.	4,00	1	4,00
5 RADNA SOBA	9,45	1	9,45
6 DNEVNI BORAVAK	20,38	1	20,38
7 BLAGOVAONICA	11,33	1	11,33
8 KUHINJA	6,56	1	6,56
9 NATKRIVENA TERASA	15,74	0,5	7,87
10 NENATKRIVENA TERASA	4,19	0,25	1,05
zatvoreni prostor	67,49		67,49
otvoreni prostor	22,49		10,20
netto prizemlje	89,98		77,69
GBP prizemlje			91,16

For sale is a construction land of 823 m² with a building permit and the beginning of construction of a family house – the foundations have been laid.

A main project has been developed for the property, which envisions a modern family house on two levels, with a total usable area of approximately 155 m², along with terraces and other open spaces.

According to the project, the ground floor includes a spacious living room with a dining area and kitchen, a study, a bathroom, and other auxiliary rooms, while the upper floor is designed to have three bedrooms, two walk-in closets, and a bathroom.

The plot provides ample space for landscaping a garden, parking, terraces, and other amenities, according to the needs of the future owner.

This property represents an excellent opportunity for a buyer who wants to continue the already started construction according to the existing project, with a building permit and already laid foundations.

Ideal for building a modern family home and creating a quality living space or as an investment.

For more information and to schedule a viewing, please

etaža	površina (m.koef)		korisna površina
1 kat			
1 STUBIŠTE	6,77	1	6,77
2 HODNIK	7,55	1	7,55
3 KUPAONICA	9,23	1	9,23
4 SPAVAČA SOBA	12,48	1	12,48
5 GARDEROBA	7,29	1	7,29
6 SPAVAČA SOBA	11,98	1	11,98
7 SPAVAČA SOBA	13,91	1	13,91
8 GARDEROBA	4,22	1	4,22
9 NENATKRIVENA TERASA	16,17	0,25	4,04
zatvoreni prostor	73,43		73,43
otvoreni prostor	16,17		4,04
netto kata	89,60		77,47
GBP kata			90,73

STAMBENA ZGRADA		
zatvoreni prostor	140,92	140,92
otvoreni prostor	38,66	14,24
netto ukupno	179,58	155,16
GBP ukupno		181,89
TP ukupno		110,91