

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	16104
Location :	Pula
Building size :	130 m2
Garden size :	0.00 m2
Distance from sea :	250 m
Floor :	2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2023

Price : 645.000 €

Istria, Pula, Stoja – Renovated Apartment in an Austro-Hungarian Villa with Sea View, 250 m from the Beach

For sale is a spacious, fully renovated apartment located in a beautiful Austro-Hungarian villa in Stoja, one of Pula's most desirable residential areas. The property is situated on a quiet street, just 250 metres from the beach, offering sea views, charming historic architecture and a functional living space spread over three levels – the ground floor, first floor and attic.

The ground floor features a private entrance area, a storage room and a small separate toilet. An internal staircase leads to the first floor, which consists of a spacious open-plan living room, kitchen and dining area. This level also includes one bedroom, a bathroom and an additional small storage room, providing a practical and comfortable layout for everyday living.

The attic offers an inviting additional living area, ideal for relaxation, entertaining and family gatherings. It comprises two bedrooms, a bathroom and a spacious lounge with a large dining table, perfect for spending time with family and friends. This level also provides access to a covered terrace with beautiful sea views, creating a peaceful setting for enjoying the Mediterranean atmosphere. Skylight windows in every room fill the entire attic with natural light, making the space exceptionally bright, airy and welcoming.

The apartment has been completely renovated, including the installation of entirely new electrical, water and gas systems. Heating is provided by an individual gas central heating system, while inverter air-conditioning units ensure additional comfort

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