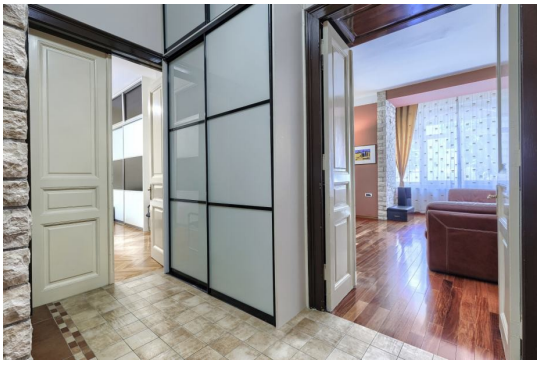
**ISTRIA ADRIA**
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|---|---|
| **Code :** | 16267 |
| **Location :** | Pula |
| **Building size :** | 123 m2 |
| **Garden size :** | 0.00 m2 |
| **Floor :** | vp |
| **Number of bedrooms :** | 2 |
| **Number of rooms :** | 2 |
| **Number of bathrooms :** | 1 |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | B |
| **Year of construction :** | 1903 |

Price : 390.000 €

A renovated apartment is for sale, located on the high ground floor of a historic residential building, just a few minutes' walk from the Pula Arena.

The interior has been completely refurbished and furnished, with high ceilings, spacious windows, and plenty of natural light creating a special atmosphere. The south-west orientation further contributes to the warmth and comfort of the space.

The layout is designed so that each part of the apartment has its own purpose. The entrance hallway leads to the kitchen with a dining area and living room, while two bedrooms are separated from the rest of the space. There is also a bathroom, a separate toilet, and a storage room. Additional storage space is provided by a cellar in the building.

During the renovation, special attention was paid to the quality of workmanship and the preservation of the original appearance. Electrical and plumbing installations have been replaced, PVC joinery has been installed, parquet floors have been arranged, and an air conditioning unit has been built in. Heating is provided through a central system using city gas, and the apartment has a separate water meter.

An interesting detail is the custom-made entrance security door, whose design follows the appearance of the original door and harmoniously fits into the historic ambiance of the building.

The property is sold furnished and fully ready for moving in or use.

The proximity to the Arena, the city center, cultural amenities, and all important city services makes this apartment appealing for both year-round living and tourist rental.