

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
**e-mail: info@istria-adria.com**  
**web: istria-adria.com**  
**info: +386 59 200 071**



<b>Code :</b>	07871
<b>Location :</b>	Pula
<b>Building size :</b>	112.10 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 355.600 €

ISTRIA, PULA Luxury new building, close to the city center and the sea.

Just a few minutes from the city center, in an extremely frequent and sought-after location, there is a residential project of 3 buildings, 4 residential units.

The residential project, 100m from the main road, is located in a quiet street, offering peace and privacy.

Apartment D, area 112.1 m<sup>2</sup> (net area 103.70 m<sup>2</sup>), is located on the 2nd floor of building 2, and consists of: entrance hall and corridor, living room with dining room, kitchen, three bedrooms, three bathrooms, pantry, and two balconies.

Heating/cooling of the apartment will be provided by air conditioning and underfloor heating.

Price includes:

garage G01 → 19.80 m<sup>2</sup>  
garage G02 → 19.80 m<sup>2</sup>  
garden

The immediate proximity of the Pula ring road, shopping centers, and the first city beaches makes this property extremely interesting and attractive.

For more information,