

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



|                               |                      |
|-------------------------------|----------------------|
| <b>Code :</b>                 | 09224                |
| <b>Location :</b>             | Pula                 |
| <b>Building size :</b>        | 47.73 m <sup>2</sup> |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup>  |
| <b>Distance from center :</b> | 1000 m               |
| <b>Distance from sea :</b>    | 1000 m               |
| <b>Floor :</b>                | 2                    |
| <b>Number of floors :</b>     | 4                    |
| <b>Number of bedrooms :</b>   | 1                    |
| <b>Number of rooms :</b>      | 1                    |
| <b>Number of bathrooms :</b>  | 1                    |
| <b>Parking :</b>              | Yes                  |
| <b>Air conditioning :</b>     | Yes                  |
| <b>Energy efficiency :</b>    | A+                   |
| <b>Year of construction :</b> | 2024                 |

**Price :** 174.480 €

Apartments for sale in a new project under construction, Pula!

A new residential unit under construction, located in the immediate vicinity of the city center.

The 4-story building (basement + 3 floors) will have an elevator, garage spaces in the basement, and outdoor parking spaces around the building itself.

Apartment II-4, is located on the 2 st floor of the building, total square footage 47.73 (netto 46.53 m<sup>2</sup>), and consists of: hallway, kitchen, living room and dining room, pantry, 1 bedroom, bathroom and terrace. Heating/cooling of the apartment will be provided with Mitsubishi air conditioners and underfloor heating.

A parking space is additionally purchased with the apartment, and there is also the possibility of purchasing a storage room in the basement of the building.

Completion of the works on the construction of this project is expected in the 6th month of 2025.

Note: The buyer does not pay real estate sales tax.

For more information, please