

## ISTRIA ADRIA

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STAN S36			
br.	naziv prostorije	netto m2	koef. netto x koef. m2
1	Hodnik + garderoba	5,85	1 5,85
2	Kupaonica	4,20	1 4,20
3	Spavaća soba	11,24	1 11,24
4	Spavaća soba	9,12	1 9,12
5	kuhinja+db+blag.	20,32	1 20,32
STAN S36 zatvoreno neto:		50,73	50,73
6	Loggia	5,64	0,75 4,23
STAN S36 ukupno neto:		56,37	54,96
SP23	spremište	4,34	0,5 2,17
STAN S36 sveukupno neto:		60,71	57,13

<b>Code :</b>	09396
<b>Location :</b>	Pula
<b>Building size :</b>	57.13 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	2500 m
<b>Floor :</b>	3
<b>Number of floors :</b>	7
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

Price : 225.653 €

Pula!

We offer an apartment on the 3rd floor of a multi-family building with an elevator. The apartment will consist of an entrance hallway + wardrobe, 2 bedrooms, a bathroom, a kitchen with a dining area, a living room, and a loggia.

#### EQUIPMEN

- Electric underfloor heating in the bathroom
- Ariston Velis electric water heater
- Security entrance door
- Inverter air conditioning unit
- Ceramic tiles
- Laminate flooring
- Internal white room doors

The apartments are sold finished, on a "turnkey" basis.

Excellent location. Close to a shopping center and the city center of Pula - 1 km away.

The building will have two entrances, two elevators, and 6 floors. More available apartments on offer.

The apartment comes with a large parking space and storage, which are included in the price of the apartment.

\*VAT is included in the price.

The planned completion of construction work is the beginning of 2026.

