

## ISTRIA ADRIA

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<b>Code :</b>	09838
<b>Location :</b>	Pula
<b>Building size :</b>	122 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	800 m
<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>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

Price : 390.000 €

We are selling a beautiful apartment in a modern new building in Štinjan, with a sea view.

Apartment B4, with an area of 122.50 m<sup>2</sup> (net area 118.56 m<sup>2</sup>), is located on the 2nd floor of residential building B and consists of an entrance hallway, living room, dining area and kitchen, 3 bedrooms, 2 bathrooms, and a balcony.

The apartment will feature external PVC joinery, an inverter air conditioning unit, laminate flooring in the bedrooms, and ceramic tiles in the other areas, as well as anti-burglary entrance doors. Heating will be regulated through the inverter air conditioning unit and there will be a chimney with the possibility of connecting a wood or pellet stove.

The price includes 2 parking spaces, each measuring 12.5 m<sup>2</sup> (reduced area of 2.5 m<sup>2</sup>, 2.5 m<sup>2</sup>), and a storage room of 2.75 m<sup>2</sup> (1.38 m<sup>2</sup>).

For additional information, please