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ID 1701-1 299.000 €

Attic apartment with panoramic sea view, Pula, Stoja | Istria

Pula



Basic information

PRICE	299.000 €
AREA	103,77 m²
GARDEN AREA	65 m²
PRICE PER SQUARE	2.881 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a house
LOCATION	Pula
REAL ESTATE ID	1701-1

Exclusive Property in a Prime Location – Attic Apartment Just 2 Minutes from the Beach | Pula, Stoja

We are offering an exclusive two-bedroom attic apartment located just a two-minute walk from the beach, in an exceptionally attractive location in Pula – Stoja. The apartment was fully renovated between 2023 and 2025, featuring high-end furniture, carefully selected materials, and thoughtfully designed functional and aesthetic details. The total floor area is 107 m², while the usable living space, considering the sloped roof, measures 84.90 m².

The apartment consists of an entrance hallway, anteroom, two spacious bedrooms, a bathroom, a living room, a kitchen with dining area, and access to a beautiful 20 m² terrace offering panoramic sea views. At the entrance, there is a decorative pergola that enhances the outdoor space, adds charm to the property, and provides much-needed shade during the summer months.

On the landscaped yard, there is an additional legalized structure of 18.87 m², comprising an entrance area, kitchen, bathroom, and bedroom – an ideal solution for guest accommodation or as an extra apartment. The 65 m² outdoor area is arranged for open-air living, with an outdoor table and chairs, perfect for enjoying morning coffee or relaxing in the evening with a glass of wine.

The apartment is equipped with central gas heating, with radiators installed in every room. Additionally, it features an air conditioning unit to ensure comfort during the summer. The roof carpentry is made of high-quality wood, and top-class Velux windows have been installed, providing excellent thermal and sound insulation.

A distinctive advantage of this property is that the owner holds a valid building permit with paid utility contributions and a certificate of commencement of construction. The permit includes the elevation of the existing roof structure to standard residential height, as well as the potential construction of an additional floor, which would allow for even more spectacular sea views and increased living capacity.

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The apartment's location is exceptionally convenient – just a 5-minute walk to the Max City shopping mall, 2 minutes to the beach, 2 minutes to the bakery, and 1 minute to a restaurant and bus stop. In the immediate vicinity is the Stoja Auto Camp, an ideal place for relaxing seaside walks through a peaceful pine forest, far from the hustle and bustle of the city.

This property represents the perfect choice for a peaceful life by the sea, as well as an excellent investment for tourist rental, thanks to its prime location and the potential for further expansion.

More information

FEATURES	Close to the shop, Close to the beach, Furnished, Equipped kitchen, Communal charges paid, Sea views, Undisrupted sea views, Sea view panoramic, Panoramic view, Project documentation, Well-maintained yard, Large terrace, Separate entrance
EQUIPMENT	Bathtub, Wi-Fi network, Air conditioning, Dishwasher, Barbecue, Satellite TV, Smart house, Built-in wardrobe
INFRASTRUCTURE	Waterworks, Sewage, Gas, Electricity, Active telephone line
PERMITS	Owner's certificate, Derived condition
CONSTRUCTION YEAR	1963.
ADAPTATION YEAR	2023.
TOTAL FLOORS	One-story
FLOOR	loft
ROOMS	3
BEDROOMS	2
BATHROOMS	1
ORIENTATION	South, Southwest, East, Southeast, West
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 m
DISTANCE FROM SEA	300 m
DISTANCE FROM BEACH	300 m
DISTANCE FROM CENTER	2.0 km
DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Gas central heating (substation), Electric heating, Air condition
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Bedroom, Terrace
JOINERY	Wooden

View listing