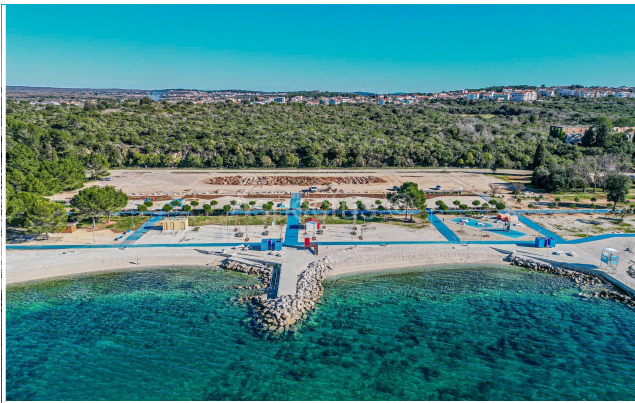


ID 1730-1 210.000 €

Two-bedroom apartment in a new building, ground floor, terrace, parking space | Istria, Pula

Pula



Basic information

PRICE	210.000 €
AREA	49 m ²
PRICE PER SQUARE	4.218 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a building
LOCATION	Pula
REAL ESTATE ID	1730-1

Two-bedroom apartment near the beach, Istria | Pula

The property is located on the ground floor of a new building and consists of an open space that combines the kitchen, dining room, and living area, a terrace, two bedrooms, a bathroom, and a private parking space, with a total area of 51.78 m².

The apartment is designed with an emphasis on comfort and quality living. Underfloor heating is installed in the living room and bathroom, while an air conditioning unit provides additional heating and cooling. The windows are made of PVC joinery, equipped with mosquito nets and shutters, and the living room features electric shutters for extra convenience.

The building has an elevator, which adds to the practicality and comfort of everyday life. Completion of construction is planned for the end of 2025 or the beginning of 2026.

The location is in a quiet neighborhood ideal for family living or vacations. Nearby are well-maintained beaches and bays such as Hidrobaza, Valbandon, and Puntizela, as well as Fažana, long seaside promenades and cycling paths. For everyday needs, there are supermarkets, bakeries, schools, kindergartens, pharmacies, restaurants, and cafés, as well as the famous Punta Christo fortress and the Brijuni National Park.

A very favorable fact is that the buyer does not pay the 3% real estate transfer tax.

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Close to the school, Quiet area, Unfurnished, Access - paved, Disabled access
EQUIPMENT	Electric shutters, Shower cabin, Air conditioning, Lift, Floor heating, Intercom, Security door

INFRASTRUCTURE	Waterworks, Sewage, Electricity
PERMITS	Owner's certificate, Occupancy permit in process
CONSTRUCTION YEAR	2025.
TOTAL FLOORS	One-story
FLOOR	ground floor
ROOMS	2
BATHROOMS	1
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM SEA	900 m
DISTANCE FROM BEACH	900 m
DISTANCE FROM CENTER	New construction
HEATING	Air condition
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Parking, Bedroom, Terrace
JOINERY	PVC

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