Vanesa Šaša
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ID 1744-1 235.000 €

Comfortable Two-Bedroom Apartment with Garden, 1st Floor | Pula, Monte Zaro

Pula



Basic information

PRICE	235.000 €
AREA	81,39 m²
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a building
LOCATION	Pula
REAL ESTATE ID	1744-1

PULA | Located in a peaceful and highly sought-after area of Pula, Monte Zaro, this comfortable family apartment is situated on the 1st floor of a smaller residential building with only six apartments. The excellent location provides a pleasant urban lifestyle, while the city center is just a 7-minute walk away.

The apartment features a functional layout consisting of an entrance hall, kitchen, dining area, and a living room designed in an open space concept, two spacious bedrooms, and a bathroom. A special advantage of this property is the possibility of creating a third bedroom, with a window already providing natural light and electrical installation preparations already completed. Natural light further enhances the bright, airy, and pleasant atmosphere of the apartment.

For year-round comfort, the apartment is equipped with two air conditioning units, while additional heating comfort is provided by central heating powered by city gas. Hot water is also supplied via city gas.

The building roof was renovated in 2011, PVC windows were replaced in 2021, and a new entrance door was installed in 2024.

The apartment includes a terrace of approximately 12 m² and a garden of approximately 150 m² for use.

The building has professional management, and the maintenance fund covers the costs of common areas, including staircase cleaning and hallway lighting. Free public parking is available in front of the building.

The property's location is ideal for family living and everyday convenience. A kindergarten and primary school are only a 7-minute walk away, while Veruda Market can be reached within 12 minutes on foot. In the immediate vicinity, there is a supermarket, café bars, pharmacy, drugstore, restaurant, park, Karlo Rojc community center, bus station, and newsstand. Valkane Beach on Lungomare and the shopping center are only a 6-minute drive away.

The apartment has clean ownership documentation, and purchase via bank loan is possible.

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For more information or to arrange a viewing, please contact our Aspectus Team.

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Close to the school, Public parking - free, Quiet area, Furnished, Equipped kitchen, Access - paved
EQUIPMENT	Shower cabin, Air conditioning, Intercom
INFRASTRUCTURE	Waterworks, Sewage, Gas, Electricity, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Condominium
TOTAL FLOORS	One-story
FLOOR	1
ROOMS	3
BEDROOMS	2
BATHROOMS	1
ORIENTATION	Southeast, Northwest
ENERGY EFFICIENCY	C.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	2 m
DISTANCE FROM SEA	1.5 km
DISTANCE FROM BEACH	1.5 km
DISTANCE FROM CENTER	700 m
DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Gas central heating, Air condition
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Bedroom, Storage space
JOINERY	PVC
RESERVE	29 €

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