

ID 1759-1 160.000 €

## Two-room apartment for sale in the center of Pula

 Pula



### Basic information

|                   |                      |
|-------------------|----------------------|
| PRICE             | 160.000 €            |
| AREA              | 57,63 m <sup>2</sup> |
| PRICE PER SQUARE  | 2.776 €              |
| AGENCY COMMISSION | 3 % + VAT            |
| REAL ESTATE TYPE  | Flat in a building   |
| LOCATION          | Pula                 |
| REAL ESTATE ID    | 1759-1               |

APARTMENT FOR SALE BY AUCTION - Flanatička Street 2, Pula

Two-bedroom apartment in the centre of Pula with two terraces!

An apartment measuring 57.63 m<sup>2</sup> is offered for sale on the third floor of a smaller residential building without a lift, located at Flanatička Street 2, right in the centre of Pula. The apartment has a south, southeast, north, and northwest orientation. The living room, kitchen and both terraces enjoy sunlight throughout the day, providing plenty of natural light. Its functional layout makes the apartment an attractive choice for family living, as well as an investment property in the city centre suitable for tourist or short-term rentals.

The apartment consists of an entrance hall, a kitchen, a spacious living room with access to a large terrace and an additional smaller terrace, two bedrooms and a bathroom. Both bedrooms have new PVC windows and new flooring.

One of the property's greatest advantages is its location. Nearby amenities include the green market, a supermarket, a fish market, a primary school, a post office, a bank, a Müller drugstore and numerous other facilities. Just a few minutes' walk away, you will find shops, cafés, restaurants and pizzerias, as well as the main pedestrian street running through the historic old town and Pula's central promenade.

Pula Arena, one of the city's most famous landmarks, is approximately 700 metres away. Throughout the year, it hosts numerous events, including the Pula Film Festival and concerts featuring Croatian and international performers.

Pula - History, Culture and Mediterranean Living!

Pula is the largest city in Istria, renowned for its rich history, Roman Arena and lively historic centre. Its cultural events, excellent dining options, proximity to the sea and beaches, and convenient connections to the rest of Istria make the city an attractive place to live and visit throughout the year.

The property is being sold through an auction process aimed at achieving the highest possible market price.

Starting price: EUR 160,000

The auction runs until 20 December 2026.

If a satisfactory offer is received, the sale may be concluded earlier.

The owner reserves the right to withdraw the property from sale if the desired price is not achieved.

For further information about the auction terms and conditions and viewing appointments, please contact us via the enquiry form or give us a call.

## More information

|                                     |                                                                                                          |
|-------------------------------------|----------------------------------------------------------------------------------------------------------|
| FEATURES                            | Close to the shop, City / town center, Public parking - paid, Unfurnished, Access - paved, Large terrace |
| EQUIPMENT                           | Bathtub, Wi-Fi network, Intercom, Built-in wardrobe                                                      |
| INFRASTRUCTURE                      | Waterworks, Sewage, Electricity, ADSL Internet, Active telephone line                                    |
| PERMITS                             | Owner's certificate, Occupancy permit                                                                    |
| CONSTRUCTION YEAR                   | 1975.                                                                                                    |
| TOTAL FLOORS                        | One-story                                                                                                |
| FLOOR                               | 3                                                                                                        |
| ROOMS                               | 2                                                                                                        |
| BEDROOMS                            | 2                                                                                                        |
| BATHROOMS                           | 1                                                                                                        |
| ORIENTATION                         | North, South, Southwest, Northwest                                                                       |
| ENERGY EFFICIENCY                   | U izradi.                                                                                                |
| TRANSPORTATION                      | Bus                                                                                                      |
| DISTANCE FROM PUBLIC TRANSPORTATION | 70 m                                                                                                     |
| DISTANCE FROM SEA                   | 900 m                                                                                                    |
| DISTANCE FROM BEACH                 | 4.0 km                                                                                                   |
| DISTANCE FROM CENTER                | Renovations needed                                                                                       |
| HEATING                             | Gas furnace, Pellet furnace, Electric heating                                                            |
| JOINERY                             | PVC - wood                                                                                               |

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