

For Sale: Istria, Pula, center, apartment 130.31m² with three bedrooms and loggia, new building

Realestate details

Custom ID:	S-1255
Location:	Pula, Centar
Area:	130,31 m²
Energy Class:	A
Apartment type:	4 rooms
Bedroom Count:	3
Bathroom Count:	2
Floor:	1
Building Floors:	4
Year Built:	2023
Distance from the Sea:	700 m
Distance from the Town Center:	400 m
Parking Spaces:	1



Square meter price	~ 3615 €/m²
Price	471 085 € ~ 3 549 390 kn
Agency fee (3.0 % + PDV)	17 666 € ~ 133 102 kn
Total Investment	488 751 € ~ 3 682 492 kn

Real Estate Description

An apartment for sale under the construction of a proven investor in an attractive location in the very center of Pula. The apartment is located on the 1st floor, with a total area of 130.31m², and consists of two corridors, kitchen, dining room, living room, two bathrooms, toilet, three bedrooms, pantry and a loggia. The floors of the rooms, living room and dining room will be covered with oak parquet of the 1st class with a modern look, the floors of the kitchen, toilet, bathroom and entrance hall with 1st class ceramic tiles, and the floors of the loggia with anti-slip ceramic tiles. Complete sanitary equipment will be of high quality from the renowned manufacturer "Grohe". The heating will be underfloor gas with "Vaillant" boilers, and all rooms will be equipped with inverter air conditioning units with remote and "WIFI" control. The exterior joinery will be aluminum, glazed with IZO three-layer glass filled with argon with electric blinds and built-in mosquito nets, with the possibility of remote control of the blinds, and the interior will be made of smooth doors with cardboard honeycomb filling and hidden hinges, with a comprehensive aluminum door frame. The entrance door will be anti-burglary with additional sound insulation and double self-lowering seals that reduce the air permeability of the door. It will be equipped with a built-in Sistem Air Wolly central vacuum cleaner and a "smart home" system. One outdoor or garage parking space is attached to the apartment for an additional

fee, of which one outdoor and one garage are reserved for the disabled. Outdoor parking space: €15,000
Garage parking space: €20,000 Garage parking space with Klaus-Multiparking system: €22,000 Pula is the largest city in Istria, known for its rich cultural heritage dating back to Roman times, numerous beaches and a pleasant climate. Thanks to the long tradition of winemaking, fishing and shipbuilding, residents and tourist visitors can enjoy various facilities throughout the year. Tourist and/or year-round accommodation in the city center is highly sought after, especially among digital nomads. The building is about 300 meters away from the center and Giardina, so this property is an ideal investment either for a comfortable life or for tourist purposes. Distance from the sea: 700m Distance from the airport: 7 km Distance from the highway: 5 km **Interested buyers can get the necessary information about the advertised property and view it with our agents only after signing the real estate brokerage contract.

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