

## VISOKOKVALITETNA NOVOGRADNJA - PENTHOUSE SA POGLEDOM NA MORE, Pula, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	VISOKOKVALITETNA NOVOGRADNJA - PENTHOUSE SA POGLEDOM NA MORE
Property for:	Sale
Property area:	98 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	13 m <sup>2</sup>
Price:	330,377.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pula
City area:	Veli vrh
ZIP code:	52100

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
--------------------	----

### Parking

Number of parking	2
-------------------	---

spaces:

Covered parking space: yes

## Description

Description:

In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. Right in the immediate vicinity of the center of this wonderful city, within the Veli Vrh settlement, the construction of a smaller residential building with a total of four apartments has begun. This apartment is part of a future quality building and is located on the second floor with a total area of 98.62 m<sup>2</sup>. The apartment will consist of 3 bedrooms, a living room with a kitchen and a dining room, two bathrooms, a storage room, two parking spaces and a beautiful terrace that will be equipped with an outdoor fireplace and a sink, and the exit to the terrace will be made possible by a beautiful sliding wall. The apartment-penthouse will be equipped with two air conditioners (each will have one outdoor and one indoor unit), high-quality Italian ceramics and laminates in the rooms that the apartment buyers will be able to choose, while the bathrooms are planned to be installed with electricity. floor heating. All bathrooms will be equipped with a "turnkey" system with all the necessary fittings, a "walk in" shower, a toilet with a built-in cistern and a toilet bowl, electric. flow boiler, as well as a floating sink with shelves for storing things. With the purchase of an apartment, the buyer also gets a storage room on the ground floor of the building for storing things, as well as one covered and uncovered numbered parking space. A high energy certificate of all buildings (A, A+) is expected, because the building is built in a controlled quality of execution of construction works as well as the choice of top-quality materials and attested materials, the choice of the insulation system of buildings with EXP with expanded polystyrene and quality plaster with the choice of top-quality PVC carpentry and IZO glass filled with argon. For the apartment-penthouse, electric motors are provided for lifting aluminum blinds, the possibility of installing a complete electric underfloor heating system. Laminated glass fences are planned to be installed on the balconies of the buildings, which will further increase the attractiveness of the apartment. Completion of construction is expected in September 2025. SS 1 – 10.81 m<sup>2</sup> SS 2 – 11.6 m<sup>2</sup> SS 3 – 11.53 m<sup>2</sup> DB with kitchen and dining room - 35.58 m<sup>2</sup> bathroom 1 – 5.33 m<sup>2</sup> bathroom 2 – 4.00 m<sup>2</sup> storage room – 1.82 m<sup>2</sup> hallway 4.55 m<sup>2</sup> terrace – 13.38 m<sup>2</sup> Due to its irreplaceable location, the beautiful view of the sea, the layout of the apartment and the proximity of all related facilities such as school, post office, bank, gym, forest, pharmacy, restaurant and so on, it offers the future buyer a very interesting investment with a long-term return on funds or in case of use in own purposes, a very pleasant family apartment in an irreplaceable location. ID CODE: IS1507464

## Additional contact info

Reference Number: 465589  
Agency ref id: IS1507464