

## Pula, centar, S22 - 166m2, Stan 4SS, Parking, Ostava, Pula, Flat



### Seller Info

Name: Tatjana Orović  
E-mail: info@artstore.hr  
First Name: Tatjana  
Last Name: Orović  
Company: Art Store d.o.o.  
Name:  
Service Type: Selling and renting  
Additional: info@artstore.hr  
Email:  
Website: <https://www.artstore.hr>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Veronska 5  
Mobile: +385995422440  
Phone: +385995422450  
About us: Art Store d.o.o. is an authorized real estate agency based in Pula with a wide and quality real estate offer in Istria.

Our company was founded and has been operating successfully since 2016. We have a decision from the Ministry of the Economy to perform the activity of real estate brokerage and we are entered in the register of intermediaries at the Croatian Chamber of Commerce.

Reg No.: 186/2021

Privacy Policy:

### Listing details

#### Common

Title: Pula, centar, S22 - 166m2, Stan 4SS, Parking, Ostava  
Property for: Sale  
Property area: 166 m<sup>2</sup>  
Floor: 4

Number of Floors: 5  
Bedrooms: 5  
Bathrooms: 3  
Price: 625,000.00 €  
Updated: Nov 21, 2023

## Condition

Newbuild: yes  
Built: 2022

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Apartment for sale in a new building in the center of Pula. It is located on the fourth floor and has a gallery that can be reached by internal stairs. It consists of an entrance hall with a wardrobe, a living room with a kitchen and a dining room, a loggia, four bedrooms and three bathrooms. The apartment will be equipped with high-quality ceramics and sanitary ware, all rooms will be air-conditioned, heating/cooling. The price of the apartment includes a parking space and a storage room. At this stage, it is possible to arrange the installation of underfloor heating, the installation of mosquito nets and electric blinds at an additional cost. Building equipment: Demit facade 10 cm thick, PVC carpentry in anthracite color with double-layer glass, LOW-E glass coating and filled with Argon, Thermal block 25

cm thick, thermal insulation of the flat roof with Styrofoam 10 cm thick.

Apartment equipment: air conditioning inverter 3.5 kW, blinds, intercom, satellite and terrestrial antenna, electric underfloor heating in the bathroom, bathroom furniture, ceramics in all rooms except the bedrooms, laminate in the bedrooms, security doors. There are a total of seven apartments on the same floor.

Construction of the facility has begun. The buyer does not pay real estate sales tax - buying directly from the investor!!! The agency commission is charged in accordance with the General Terms and Conditions. For all information and viewing dates, please contact: +385 (0)99 54 22 440 +385 (0)99 54 22 450 Email: info@artstore.hr ID CODE: 201

### Additional contact info

Reference Number: 546377

Agency ref id: 201