

## Pula, odličan stan u centru, 3S+DB novogradnja, Pula, Flat



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, novost na tržištu, ali s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje tržišta, argumenti su kojima

raspoložemo.

Danas je vrijeme novac,  
nastojat ćemo ga uštedjeti za  
Vas.

Plaćanje posredničke naknade-  
sa smiješkom na licu. Sve  
naprijed navedeno uz  
kvalificiranu pravnu pomoć i  
savjete.

Dobar odabir! Kroz naše web  
stranice nastojimo se približiti  
svim klijentima korisnicima  
naših usluga, i onima koji će to  
tek postati.

Zadovoljan klijent je naša  
obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Pula, odličan stan u centru, 3S+DB novogradnja
Property for:	Sale
Property area:	110 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Balcony area:	2 m <sup>2</sup>
Terrace area:	8 m <sup>2</sup>
Price:	343,153.00 €
Updated:	Jun 28, 2024

### Condition

Built: 2021

### Location

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

## Permits

Ownership certificate: yes



## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description: A unique project in an even more unique location. A quality new building that has raised the bar for the quality of residential construction in Pula. Comfortable apartments built to provide maximum comfort, a sense of security and to raise the standard of living to a higher level. Let's add to all that - the strict city center and its own parking space throughout the year. Sounds impossible? It is not impossible, but by buying an apartment in this project, you also buy that piece of satisfaction! We offer the last five vacant apartments, one on the ground floor, two on the first and two on the second floor. The apartment on the ground floor is one-bedroom, that is, with one bedroom and one bathroom, while all the others are three-bedroom, that is, three bedrooms and two bathrooms. All apartments have the maximum equipment package, that is, high-quality ceramic tiles as floor and wall coverings in the bathrooms and other rooms, except for the bedrooms and the living room, which have first-class parquet as coverings. Quality PVC joinery with three-layer glass and mosquito nets has been installed on all the openings of the apartments, and large glass walls have been installed in the living room. Gas-fired central heating with radiators in all rooms is provided for heating, while an air conditioner (Toshiba) is installed in the living room for cooling, and preparations have been made to connect air conditioners in all rooms. The interior joinery, i.e. the interior doors, are all designer signature and above average expensive, as is the main entrance, burglar-proof door. Basically, the apartment is sold completely empty, while only the bathrooms are fully equipped with complete bathroom furniture from renowned manufacturers. With the purchase of each apartment, you get one parking space in the property. One of the important items is the elevator (Otis brand), which makes it much easier for elderly people and parents with small children to get to their own apartment, as well as for people with reduced mobility

and the disabled. Apartment specifications: Apartment S004 – 1st floor Entrance hall – 8.35 m<sup>2</sup> Bathroom 1 – 3.94m<sup>2</sup> Room 1 – 10.24m<sup>2</sup> Entrance hall – 3.60 m<sup>2</sup> Bathroom 2 – 5.55m<sup>2</sup> Room 2 – 13.52m<sup>2</sup> Room 3 – 13.45m<sup>2</sup> Kitchen with dining room and living room - 35.89m<sup>2</sup> Pantry – 2.66m<sup>2</sup> Loggia + covered terrace – 8.16m<sup>2</sup> Loggia – 2.14m<sup>2</sup> Parking space (P2) – 2.75m<sup>2</sup> Total area of the apartment – 110.25m<sup>2</sup> KEY FEATURES: - VIEW OF THE SEA AND THE ARENA - HIGH QUALITY NEW CONSTRUCTION - PARKING SPACE INCLUDED IN THE PRICE OF THE APARTMENT - FACADE – 10cm STONE WOOL - ELEVATOR - ADAPTED FOR THE DISABLED - GAS CENTRAL HEATING - 1 AIR CONDITIONER + PREPARATION FOR AIR CONDITIONING IN ALL ROOMS - FULLY FURNISHED BATHROOMS - DESIGNER INTERIOR DOOR + ANTI-BURGLARY ENTRANCE DOOR - THREE-LAYER PVC CARPENTRY WITH MOSQUITO NETTS - FIRST-CLASS CERAMICS AND PARQUET Apartments are a rarity on the market precisely because of their location as well as above average quality of construction. ID CODE: IST-0165

### Additional contact info

Reference Number: 616641  
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