



## APARTMENT IN A FREQUENT LOCATION WITH TWO LODGIES

 Veli Vrh, Pula

 **215,000 €**  
2,867 €/m<sup>2</sup>



Pula is the largest city in the Istrian region, located in the southwestern part of the Istrian peninsula. The Pula Amphitheatre is the largest and best-preserved monument of ancient architecture in Croatia. The city is rich in its heritage and Roman legacies that adorn and complement the culture of this city. In the last few years, the popularity and attendance of Pula has been increasing and it is becoming one of the leading tourist destinations in Croatia. The region is known for its mild climate and beautiful beaches.

The mentioned property is located on the second floor within a smaller building with a total area of 75 m<sup>2</sup>. The apartment is in a building that has elevator access. The apartment has two



loggias, one of which is 6.36 m<sup>2</sup> and the other 7.07 m<sup>2</sup>. The apartment is more modern in appearance and comfortable with an entrance area of 4.38 m<sup>2</sup>. A well-designed layout makes the mentioned property interesting to live in with a living room, dining room and kitchen area of only 25.65 m<sup>2</sup>. The apartment also consists of two bathrooms with tinted glass walk-in showers with the same areas of only 4.10 m<sup>2</sup> as well as two spacious bedrooms, one of which is 12.71 m<sup>2</sup> while the other is 10.99 m<sup>2</sup>. The property is equipped with aluminum joinery in a light gray tone.

Due to its attractive location and proximity to all supporting facilities such as shops, pharmacies, restaurants and schools, the property offers a very interesting investment to the future buyer. The property is ideal for living or for engaging in catering activities with a long-term return on investment.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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## Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	2725
PRICE	215,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	75 m <sup>2</sup>
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	Yes
HEATING	Air conditioning	JOINERY	Aluminum, Very good
WALLS MATERIAL	-	WALLS CONDITION	Very good
TILES	Very good	PARQUET	-
FACADE	Excellent	ROOF	Channels
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Loggia

## Infrastructure

- Electricity
- Water
- Sewerage

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