



## MODERN APARTMENT IN A NEW BUILDING IN A QUIET LOCATION

📍 Štinjan, Pula

🏠 220,000 €  
4,000 €/m<sup>2</sup>



In the very south of the Istrian peninsula 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 beautiful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

This high-quality new building by a proven investor with a total of 4 residential units is located in Štinjan. This apartment is located on the first floor and has an area of 55 m<sup>2</sup> with one parking space. The apartment consists of an entrance hall, a spacious and comfortable living room connected to the kitchen and dining room of the open space concept in which a



sliding glass wall with electric shutters will be installed through which access to the covered terrace will be provided, two bedrooms with extremely large living openings and bathrooms equipped with ventilation. The building itself is equipped with reinforced load-bearing walls as well as a fire wall between the properties and 10 cm thick thermal insulation is planned. The heating and cooling system is planned to be regulated via an air conditioning unit and underfloor heating will be implemented throughout the building with thermostats in each room. The apartment will also be equipped with high-quality PVC joinery in anthracite color with triple-layer glass with 9 gas chambers.

The aforementioned property represents a very interesting opportunity given its quality construction and materials used, thus providing the future buyer with the opportunity to either live in a quiet location with a family and yet be close to all the amenities necessary for everyday life or to engage in tourist rental, which would certainly accelerate the return on investment.

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## Summary

LOCATION	Štinjan, Pula	PROPERTY ID	2829
PRICE	220,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	55 m <sup>2</sup>
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Thermal insulation	ROOF	-



INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

## Infrastructure

- Electricity
- Water
- Optical internet

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