



## MODERN NEW BUILDING IN PULA - ONE-BEDROOM APARTMENT WITH COVERED TERRACE

 Pula

 **165,000 €**  
3,173 €/m<sup>2</sup>



Pula, the largest city in Istria, perfectly combines a rich history, Mediterranean lifestyle and modern urban rhythm. The city offers excellent infrastructure, proximity to the sea, amenities for everyday life and is extremely attractive for both living and investment.

The offer includes a one-bedroom apartment in a quality new building, located in a quiet and promising part of the city. The building is currently under construction and has been designed according to modern construction standards, with an emphasis on functionality, comfort and long-term value.



The apartment A1 with a total net area of 44.40 m<sup>2</sup>, will consist of an entrance hall with a wardrobe, a bedroom, a modern bathroom, an open living room with a kitchen and dining room and a covered terrace of 8 m<sup>2</sup>, ideal for relaxing throughout the year. The floor coverings will be made of high-quality ceramic tiles, which gives the space a modern and refined look, and is also practical and durable for everyday use. The apartment will be equipped with an air conditioner for heating and cooling, ensuring a comfortable temperature throughout the year with high energy efficiency. The bathroom will have underfloor heating, providing an additional level of comfort, especially in the winter months. The entire building and apartment will be equipped with high-quality PVC joinery, which ensures excellent thermal and sound insulation, reduces energy consumption and contributes to peace and privacy within the space. The apartment has its own parking space, which provides additional convenience and carefree living in everyday life. The property is particularly valuable due to its small private garden, ideal for morning coffee, outdoor relaxation, socializing or arranging your own green oasis, a rarity that further enhances the quality of living in a new building.

The planned completion of the works is in August 2026.

Thanks to the smart layout of the rooms and large glass surfaces, the apartment will be bright, airy and maximally usable. Ideal for a comfortable life, vacation, but also as an excellent investment for long-term or tourist rental. This property represents an ideal combination of modern new construction, quality equipment and an attractive location, making it an excellent choice for a comfortable life, but also a safe long-term investment. Carefully designed project, modern materials and functional layout guarantee a high level of comfort and lasting value of the property.

FOR ALL OTHER INFORMATION CALL:

+385 98 139 7496

marin.cude@family-nekretnine.hr

Marin Čude

Assistant in mediation

## Summary

LOCATION	Pula	PROPERTY ID	2976
PRICE	165,000 €	TYPE	Flat
FLAT TYPE	One room	AREA	52 m <sup>2</sup>
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	1	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery



ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Common rooms
- Garden

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line
- Optical internet

[View original listing](#)