



# MODERN ONE-BEDROOM APARTMENT IN A NEW BUILDING - A PERFECT COMBINATION OF DESIGN AND COMFORT

 Pula

 **159,800 €**  
3,329 €/m<sup>2</sup>



Located in the very south of Istria, Pula captivates with its rich history, Mediterranean lifestyle and increasingly desirable modern urban infrastructure. The city offers the perfect balance between peaceful everyday life and a rich offer of amenities - from beautiful beaches and promenades to restaurants, shops and cultural events.

In such an environment, in a quiet and attractive location, we offer a modern one-bedroom apartment on the ground floor, designed and built according to modern construction



standards, with an emphasis on quality, functionality and long-term value - ideal for a comfortable life or a secure investment.

Apartment C2 with a total net area of 42.16 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 5.11 m<sup>2</sup> ideal for relaxing all year round. The total calculated area of the apartment is 48.16 m<sup>2</sup> (including parking and garden). The floor coverings will be made of high-quality ceramics, which gives the space a modern and refined look, and is also practical and durable for everyday use. The apartment will be equipped with air conditioning for heating and cooling, ensuring a comfortable temperature throughout the year with high energy efficiency. Underfloor heating will be installed in the bathroom, providing an additional level of comfort, especially in the winter months. The entire building and the 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 will have its own parking space, which provides additional convenience and carefreeness in everyday life. The property is given special value by a small private garden, ideal for morning coffee, outdoor relaxation, socializing, or creating 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 December 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 pleasant 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 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:

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## Summary

LOCATION	Pula	PROPERTY ID	3073
PRICE	159,800 €	TYPE	Flat
FLAT TYPE	One room	AREA	48 m <sup>2</sup>
YEAR BUILT	2026.	YEAR RENOVATED	-
ORIENTATION	North	NUMBER OF FLOORS	-



ROOMS	2	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	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Garden

## Infrastructure

- Electricity
- Water
- Sewerage

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