



# SALE OF MODERNLY FURNISHED APARTMENT IN A TOP LOCATION

 Veli Vrh, Pula

 **265,000 €**  
4,015 €/m<sup>2</sup>



Pula, the largest city on the Istrian coast, is located in the southwestern part of the Istrian peninsula and boasts a thousand-year-old history. The city is known for its impressive Roman Arena, one of the best-preserved amphitheatres in the world, as well as numerous historical monuments that testify to its rich cultural heritage. The charming old town core, with its narrow stone streets and diverse architecture, exudes the spirit of bygone times, while numerous festivals, events and gastronomic offerings make Pula an attractive destination throughout the year.



Just a few minutes' drive from Pula, and in the immediate vicinity of popular locations, there is a property for a quiet family life or a secure investment. Located in a quiet, dead-end street, away from the hustle and bustle of the city, yet within reach of all key amenities, there is an exceptionally pleasant apartment in a smaller, newer building. The neat and representative building with a beautifully decorated entrance and tiled staircase gives the impression of quality and attention to detail at first glance.

The apartment is located on the first floor with a total area of 66 m<sup>2</sup>, neatly divided and comfortable. Upon entering through the security door, the property reveals the warmth of home through a modernly designed open space concept of the living room, kitchen and dining room - a space that forms the center of everyday life. To the left of the entrance is a spacious master bedroom, designed for maximum comfort, with already implemented installations for an additional private bathroom (walk-in shower), which leaves the future owner the possibility of additional personalization. The second bedroom is located on the opposite side of the apartment, providing additional privacy - slightly smaller in size, but still very functional and comfortable. The bathroom is modernly decorated, with a walk-in shower, space for a washing machine and water heater, and additional storage solutions inside the cabinet. The bathroom has a living opening, which further contributes to the quality of freshness in the bathroom.

The apartment exudes harmony - all floors are covered with large-sized ceramics in neutral tones, while most of the furniture is custom-made to make maximum use of the space. Functional lighting with multiple light fixtures in all rooms and TV installations are implemented in all rooms, including the living room and both bedrooms. Large-sized PVC joinery in imitation of oak, with plenty of daylight in all rooms, further emphasizes the warmth and elegance of the interior. The living room opens onto a charming balcony that is ideal for relaxing with a view of the greenery, the street and partly the sea of the Brijuni Islands.

Additional comfort is provided by underfloor heating with separate thermostats in the bedrooms, as well as air conditioning for a pleasant temperature throughout the year.

The apartment is sold almost fully furnished (with agreement and definition of the inventory), and a special advantage is the additional shared balcony on the floor, located right next to the aforementioned apartment, which represents a practical advantage in everyday use. The first tenants currently live in the apartment, which further confirms the preservation and quality of the property. The property as a whole looks neat and modern. A parking space in front of the building is another benefit of the aforementioned property.

The mentioned property represents an excellent opportunity - whether you are looking for a warm and functional home for your family or a secure investment with the potential for tourist rental. The proximity of well-maintained beaches, landmarks such as the Pula Arena, and quick connections to major roads, further increase the value of the mentioned location. A



property that is truly worth experiencing in person - because of the feeling of home it provides, the attention to detail and the comfort that you feel.

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

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## Summary

LOCATION	Veli Vrh, Pula	PROPERTY ID	3251
PRICE	265,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	66 m <sup>2</sup>
YEAR BUILT	2023.	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	Greenery and the sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Loggia

## Infrastructure

- Electricity
- Water

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