



## TOP OPPORTUNITY! APARTMENT IN THE CENTER OF PULA RIGHT NEXT TO THE ARENA - IDEAL FOR RENT

 Centar, Pula

 **129,700 €**  
5,639 €/m<sup>2</sup>



In one of the most sought-after locations in Pula, right next to the Arena, is this functional and charming 23 m<sup>2</sup> apartment - perfect for living in the center or as a safe investment for tourist rental.

The apartment is located on the second floor of the building, in a quiet part of the center, which provides an ideal balance between city life and privacy.

It is smartly organized and consists of:

- living room



- kitchen with dining room
- bathroom (toilet)

The apartment is equipped with PVC joinery, which ensures good thermal and sound insulation. The floor surfaces are covered with high-quality laminate, which gives the space a warm and tidy appearance and makes maintenance easier. Heating and cooling are solved by air conditioning, ensuring a comfortable temperature throughout the year.

The space is used to the maximum and provides everything you need for a comfortable stay, whether for personal residence or rental.

An additional value is provided by the 30 m<sup>2</sup> garden, for the use of all tenants, perfect for relaxation, morning coffee or spending time outdoors - a rarity in the very center of the city.

The apartment is located in the attic, which gives it an additional dose of charm, privacy and peace, without the city noise.

Thanks to its prime location in the immediate vicinity of the Arena and all important amenities, this apartment represents an excellent opportunity for an investment with a quick return, but also for all those who want to have their own property in the heart of Pula.

Don't miss this opportunity - contact us for more information and a viewing!

FOR ALL OTHER INFORMATION CALL:

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Marin Čude

Assistant in mediation

## Summary

LOCATION	Centar, Pula	PROPERTY ID	3277
PRICE	129,700 €	TYPE	Flat
FLAT TYPE	One room	AREA	23 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Very good, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Very good	ROOF	-



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



## Extra features

- Pantry
- Garden

## Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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