



EXCLUSIVE SALE OF A FAMILY APARTMENT IN THE WANTED LOCATION

 Nova Veruda, Pula

 **334,900 €**
3,940 €/m²



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.

In one of the most attractive parts of the city of Pula, in Nova Veruda, this spacious apartment of 85 m² is located on the 1st floor of a 3-storey residential building. The apartment consists of an entrance hall with modern ALU entrance doors in wood color, a hallway connecting all rooms, a guest toilet, a bathroom, three spacious bedrooms and a bright living room



connected to the dining room. The kitchen is separate and has an exit to the loggia. The property is equipped with PVC joinery, two bedrooms have mosquito nets, while all windows have roller shutters. The heating system is regulated by central heating and one air conditioning unit. The floors in the property are covered with laminate and ceramic tiles. The apartment also has a storage room, and one parking space is provided. An additional advantage of this property is the possibility of purchasing a fully furnished apartment. The apartment also includes a storage room on the ground floor of the building.

A great advantage of this property is the numerous amenities in the immediate vicinity such as a post office, bank, school, kindergarten, park, playground, market, beach, city pool, shopping center and promenade, which makes this location ideal for family life or investment.

FOR ALL OTHER INFORMATION CALL:

+385981748680

dean.zunic@family-nekretnine.hr

Dean Žunić

Licensed agent

Summary

| | | | |
|-------------------|---------------------------|--------------------------|-----------------------|
| LOCATION | Nova Veruda, Pula | PROPERTY ID | 3343 |
| PRICE | 334,900 € | TYPE | Flat |
| FLAT TYPE | Three rooms | AREA | 85 m ² |
| YEAR BUILT | 2005. | YEAR RENOVATED | 2020. |
| ORIENTATION | Southwest | NUMBER OF FLOORS | - |
| ROOMS | 4 | BEDROOMS | 3 |
| BATHROOMS | 1 | TOILETS | 1 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | - | PARKING SPACES | 1 |
| POOL | - | VIEW AT | Greenery and the city |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 260 cm | ELEVATOR | - |
| HEATING | Central, Air conditioning | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Excellent, Laminate |
| FACADE | Good | ROOF | - |
| INTERNAL STAIRS | Very good | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | B |



Extra features

- Loggia
- Pantry

Infrastructure

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

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