



ATTRACTIVE FAMILY APARTMENT FOR SALE – PULA

📍 Šijana, Pula

🏠 **239,000 €**
3,064 €/m²



In the very south of the Istrian peninsula there 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 wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

Only in the offer of Family real estate is for sale a spacious and functional apartment with an area of 78 m², located on the 7th floor of a well-maintained residential building with an elevator, in the Šijana settlement. The apartment consists of an entrance hall, a bright and airy living room with access to the loggia, a kitchen, three bedrooms and two bathrooms. The property is equipped with PVC joinery, while the floor covering consists of parquet and



ceramics. Practical built-in wardrobes are installed in the living room and the hall, which provide additional storage space. An air conditioner ensures a pleasant temperature throughout the year, and the apartment also has a chimney. The building has a renovated facade, and parking spaces for tenants are provided in the garden. An excellent arrangement of rooms, three bedrooms, two bathrooms and an attractive location make this property an ideal choice for family life or investment.

The mentioned apartment represents a very attractive real estate due to its high quality arrangement and equipment, and excellent location for housing or, in the case of use for the catering business, the rental ensures a safe return on invested funds.

FOR ALL OTHER INFORMATION, CALL AT:

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Dean Zunic

Licensed agent

Family nekretnine d.o.o.

Summary

LOCATION	Šijana, Pula	PROPERTY ID	3412
PRICE	239,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	78 m ²
YEAR BUILT	-	YEAR RENOVATED	2025.
ORIENTATION	East	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Greenery and the city
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Loggia

Infrastructure

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

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