



# EXCLUSIVE SALE APARTMENT PULA ŠIJANA WITH PARKING

Šijana, Pula

129,900 €  
3,511 €/m<sup>2</sup>



The apartment is located in Pula, in the Šijana neighbourhood, in a location that allows for convenient everyday living. The bus station, shops, schools, kindergartens and other amenities necessary for comfortable living are all located nearby. Thanks to excellent transport connections, the city centre and other parts of Pula can be reached quickly and easily.

The apartment has a total area of 37 m<sup>2</sup> and is situated on the first floor of a smaller residential building comprising only four apartments. It consists of an entrance area, a bathroom, a kitchen and one larger room currently arranged as both a living and sleeping area.



The layout offers the possibility of further reorganisation, allowing for the creation of a separate bedroom and living room. The apartment is north- and east-facing and overlooks the Šijana neighbourhood.

The most recent renovation was carried out in 2025. The apartment is fitted with PVC windows in excellent condition, while heating and cooling are provided by an air-conditioning unit. The floors are finished with laminate in the living and sleeping area, and ceramic tiles in the kitchen and bathroom.

The apartment has separate electricity and water meters, is connected to the public sewage system, is properly condominium-registered and has a valid occupancy permit.

The building is connected to the gas network.

Residents have access to a shared courtyard and shared storage areas. Parking for residents is available within the courtyard, which is an additional practical advantage considering that the building contains only four apartments.

This property is a good option for buyers looking for a smaller, functional apartment in a well-connected urban location, as well as for those seeking a property with potential for further interior reorganisation. The small number of apartments in the building, parking availability in the courtyard, proper documentation and the renovation carried out in 2025 make this apartment suitable both for personal use and as an investment for long-term rental.

FOR FURTHER INFORMATION:

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## Summary

|                   |              |                      |                  |
|-------------------|--------------|----------------------|------------------|
| LOCATION          | Šijana, Pula | PROPERTY ID          | 3538             |
| PRICE             | 129,900 €    | TYPE                 | Flat             |
| FLAT TYPE         | One room     | AREA                 | 37 m²            |
| YEAR BUILT        | -            | YEAR RENOVATED       | 2025.            |
| ORIENTATION       | East         | NUMBER OF FLOORS     | -                |
| ROOMS             | 2            | BEDROOMS             | 1                |
| BATHROOMS         | 1            | TOILETS              | -                |
| DISTANCE FROM SEA | -            | DISTANCE FROM CENTER | -                |
| GARDEN AREA       | -            | PARKING SPACES       | -                |
| POOL              | -            | VIEW AT              | Residential area |
| ACCESS ROAD       | -            | JOINED ROOMS         | -                |



|                 |                  |                          |                |
|-----------------|------------------|--------------------------|----------------|
| CEILING HEIGHT  | -                | ELEVATOR                 | -              |
| HEATING         | Air conditioning | JOINERY                  | Excellent, PVC |
| WALLS MATERIAL  | Stone            | WALLS CONDITION          | -              |
| TILES           | -                | PARQUET                  | Laminate       |
| FACADE          | Bad              | ROOF                     | -              |
| INTERNAL STAIRS | -                | EXTERNAL STAIRS          | Non decorated  |
| OWNERSHIP TYPE  | Orderly          | CERTIFICATE OF OWNERSHIP | Yes            |
| USAGE PERMIT    | Yes              | ENERGY CERTIFICATE       | -              |



## Extra features

- Common rooms

## Infrastructure

- Electricity
- Water
- Sewerage

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