ID: 3570

SALE APARTMENT VALMADE WITH OCCUPANCY PERMIT AND ROOFTOP TERRACE

Valmade, Pula

363,000 €
3,862 €/m^2







Valmade is a peaceful and pleasant residential area of Pula, offering an excellent balance between the privacy of a residential neighbourhood and proximity to all essential city amenities. The location is well suited for everyday family life thanks to good transport connections with the rest of Pula, easy access to the city centre, and the proximity of shops, schools, kindergartens and other facilities required for daily living. Its quieter surroundings, combined with convenient access to the city, make Valmade an attractive choice for buyers who wish to live in Pula while staying away from the busiest urban areas.

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A spacious and functional 94 m² apartment is for sale on the second and top floor of a well-maintained residential building consisting of two floors.

The apartment comprises two bedrooms, a living room, kitchen, bathroom, an internal storage room and a separate toilet. Additional value is provided by a rooftop terrace, two parking spaces and an external storage room of approximately 15 m².

Heating is provided by central underfloor heating powered by pellets, while two air-conditioning units provide additional comfort.

The property features PVC windows with stone window sills, and mosquito screens are installed on all windows except the roof windows.

Laminate flooring is installed in the bedrooms and living room, while the remaining rooms feature ceramic tiles. The apartment has a separate electricity meter and an individual water sub-meter.

Wastewater drainage is handled through a septic tank equipped with a pump system and automatic discharge into the sewerage system. The property has a valid occupancy permit and is sold fully furnished.

The property has previously been used for tourist rentals, making it an attractive option for buyers considering both private residential use and investment purposes.

The generous size of the apartment, two bedrooms, two parking spaces, rooftop terrace, storage space and the fact that the property is sold fully furnished provide excellent conditions for continued rental use or long-term residential living.

FOR FURTHER INFORMATION:

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Summary

LOCATION	Valmade, Pula	PROPERTY ID	3570
PRICE	363,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	94 m²
YEAR BUILT	2014.	YEAR RENOVATED	2026.
ORIENTATION	North	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-

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GARDEN AREA	284 m²	PARKING SPACES	2
POOL	-	VIEW AT	Greenery and residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	3 cm	ELEVATOR	-
HEATING	Central, Zonal	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	SEP, Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Pantry
- Common rooms
- Yard

Infrastructure

- Electricity
- Water
- Phone line
- Optical internet

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