







## ALMA DOM INVEST Istarska ulica 8, 52100 Pula mail: azra@almadominvest.com web: www.almadominvest.com info: +44 7375 637471 | +385 98 420 885

Code :	17319
Location :	Pula
Building size :	93.66 m2
Lot size :	0 m2
Distance from center :	2500 m
Distance from sea :	2000 m
Seaview :	No
Floor :	Ground floor
Number of floors :	3
Number of rooms :	2
Number of bathrooms :	2
Year of construction :	2024
Energy efficiency :	Not specified
Parking :	Yes
Basement :	Yes

Price : 295.000 €

ISTRIA, PULA Luxury new building, close to the city center and the sea. Stan A.

Just a few minutes from the city center, in an extremely frequent and sought-after location, there is a residential project of 3 buildings and 4 residential units.

The residential project, 100m from the main road, is located in a quiet street, offering peace and privacy.

Apartment A, with an area of

93.66 m2 (net area 83.02 m2), is located on the ground floor of building A and consists of an entrance hall and hallway, living room with dining room, kitchen, two spacious bedrooms, two bathrooms, and two covered terraces. Heating/cooling of the apartment will be provided with air conditioning and underfloor heating.

The price includes:

parking lot P1  $\rightarrow$  12.50 m2 parking lot P2  $\rightarrow$  12.50 m2 storage room S02  $\rightarrow$  3.72 m2 garden

The immediate proximity of the Pula bypass, shopping centers, and the city's first beaches makes this property extremely interesting and attractive.



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