



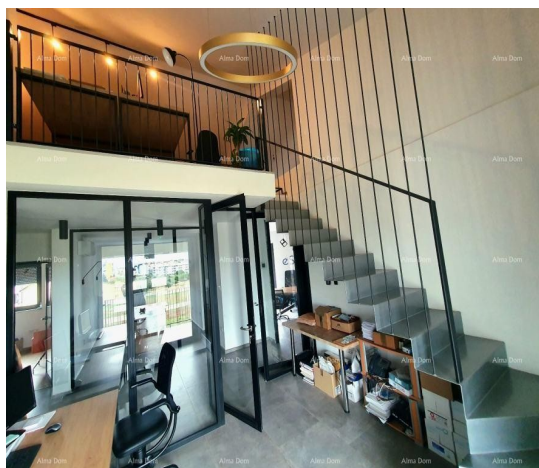
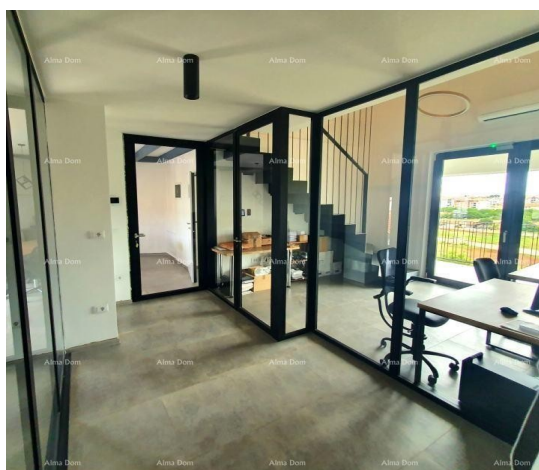
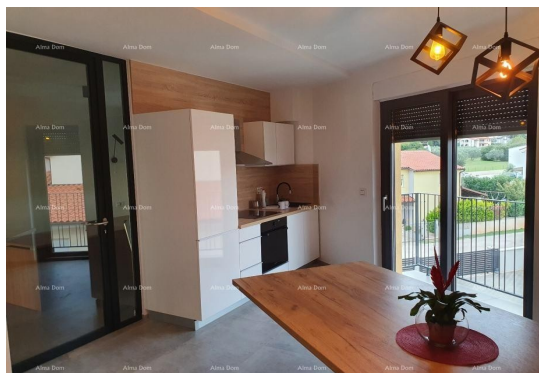
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Code :	27175
Location :	Pula
Building size :	200 m2
Lot size :	0 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Floor :	2
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	4
Year of construction :	2021
Energy efficiency :	A
Parking :	Yes
Air conditioning system :	Yes

Price : 395.000 €

In an exceptionally quiet location, just a stone's throw from the Šijanska Forest, this flexible apartment is situated in a modern building with only four residential units. The property offers the perfect blend of privacy, contemporary living, and investment potential, making it an ideal choice for families, entrepreneurs working from home, or investors looking to generate rental income.

The apartment is organized as a spacious two-level residential unit with an additional high attic and gallery, bringing the total usable area to approximately 200 m². The main living area includes three bedrooms, four bathrooms, a spacious living room, kitchen, and dining area, as well as a loggia, while the additional high attic provides a completely new dimension of space utilization.

On the gallery level, there are two large rooms, a sanitary facility, and access to a spacious rooftop terrace. This space can be used as an office, art or business studio, additional apartment, guest space, or extra bedrooms, depending on the needs of future owners.

One of the greatest advantages of the property is the possibility of organi...