



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	28168
<b>Location :</b>	Pula
<b>Building size :</b>	57 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	2300 m
<b>Distance from sea :</b>	1100 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 199.000 €

For sale is an apartment within a new residential project in Pula, located in the popular city district of Šijana, known for its excellent connectivity and proximity to all essential amenities – schools, kindergartens, shopping centers, and public transport.

The project consists of six modern residential buildings with a total of 24 apartments, situated within a completely private complex featuring green areas and contemporary infrastructural solutions.

Apartment D3 is located on the second floor of building D and has a total net area of 57 m<sup>2</sup>, including the apartment, loggia, parking space, and storage room. The residential area of 54.81 m<sup>2</sup> comprises: a spacious living room with a kitchen and dining area, two bedrooms, a bathroom, and a hallway, while the loggia offers a pleasant space for outdoor relaxation.

The apartment comes with a parking space and a storage room on the ground floor of the building.

Equipment includes:

- 10 cm thick thermal insulation facade (ETICS, mineral wool/EPS),
- anti-burglary doors and PVC joinery with double-glazed insulated glass filled with argon and shutters,
- high-q...