



## ALMA DOM INVEST

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<b>Code :</b>	28807
<b>Location :</b>	Pula
<b>Building size :</b>	56 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	800 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 225.000 €

In one of the most sought-after areas of Pula, in Štinjan, there is a quality ground-floor apartment in a smaller residential building with a total of four residential units. The apartment covers an area of 56 m<sup>2</sup>.

The apartment consists of:

A spacious living room with an open-plan kitchen and dining area, leading out to a terrace, two comfortable bedrooms, also with access to the terrace, a bathroom, and a storage room of 4 m<sup>2</sup>.

The property is equipped with high-quality carpentry – PVC windows in anthracite color with triple glazing and electric shutters, security entrance doors, and insect screens on all openings.

Heating and cooling are provided by three air conditioning units (in the living room and bedrooms), while the bathroom features underfloor electric heating. The floors are covered with high-quality ceramics throughout the apartment.

Additional amenities:

Parking space

The apartment is sold fully furnished and equipped

Ready to move in without additional investments

Thanks to its excellent location and proximity to all necessary amenities for everyday life, this property represents a great opp...