



<b>Code :</b>	28807
<b>Location :</b>	Pula
<b>Building size :</b>	70 m <sup>2</sup>
<b>Lot size :</b>	150 m <sup>2</sup>
<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 70 m<sup>2</sup>, along with a garden of 150 m<sup>2</sup> that provides additional comfort and privacy.

The apartment consists of:

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

The property is equipped with high-quality joinery - PVC windows in anthracite color with triple glazing and remote-controlled electric shutters, anti-burglary 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 electric underfloor heating. The floors are covered with high-quality ceramics throughout the apartment.

Additional amenities:

- 2 parking spaces
- The apartment is sold fully furnished and equipped
- Ready to move in without additional investments

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