



## ALMA DOM INVEST

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<b>Code :</b>	26428
<b>Location :</b>	Pula
<b>Building size :</b>	104 m <sup>2</sup>
<b>Lot size :</b>	50 m <sup>2</sup>
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	3000 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 276.000 €

In a peaceful location in Šišan, an apartment in a new building with an area of 104.02 m<sup>2</sup> is for sale, situated on the ground floor of a house with a total of two apartments. The apartment consists of a hallway, an open living room with a kitchen and dining area, three bedrooms, two bathrooms, a storage room, and a terrace.

The property includes:

- a private section of the garden for use
- two private parking spaces
- heating via a heat pump
- two air conditioning units
- separate connections for electricity, water, and heating
- an additional studio apartment on the ground floor.

The apartment is ideal for family living or tourist rental. It is located in a quiet part of the area, and the proximity to Pula and the sea makes this property even more attractive.

For more information, please contact:

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