



<b>Code :</b>	26776
<b>Location :</b>	Pula
<b>Building size :</b>	81 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1200 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	1968
<b>Energy efficiency :</b>	C
<b>Air conditioning system :</b>	Yes

**Price :** 245.000 €

For sale is a sunny and spacious three-bedroom apartment with an area of 81.36 m<sup>2</sup>, located on the first floor of a small building without an elevator, in a quiet and sought-after neighborhood in Pula. The location offers a perfect balance between urban living and a peaceful, family-friendly environment.

The apartment consists of a living room, two bedrooms (with the possibility of converting the children's room into two separate spaces), a kitchen with a dining area, a hallway, and a bathroom. The property is further enhanced by additional accompanying spaces - a storage room or workshop in the yard, part of the attic space, and a garden equipped with water and electricity connections, ideal for relaxation, hobbies, or outdoor gatherings.

The apartment is oriented southeast - northwest, exceptionally well-lit with natural light, and offers an unobstructed view of greenery. Heating and hot water are provided through a central system using city gas, and additional comfort is offered by two air conditioning units. The apartment is sold furnished, with the possibility of negotiating the furniture.

The buildin...