



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	26842
<b>Location :</b>	Pula
<b>Building size :</b>	71 m <sup>2</sup>
<b>Lot size :</b>	103 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 261.050 €

Pula, one of the most desirable cities in Istria, offers a combination of Mediterranean lifestyle, developed infrastructure and proximity to the sea.

Valdebek is a quiet and sought-after residential area that is continuously developing and is an increasingly common choice for family life and long-term investment.

Apartment B1 is for sale in a quality new building, building B, located on the ground floor, with an accompanying garden. The building is fully constructed, and the issuance of the occupancy permit is expected soon.

The apartment is equipped with modern and energy-efficient heating and cooling systems:

High-quality Daikin heating and cooling system, with low-profile indoor units placed next to the floor (radiator type), for a comfortable and even temperature throughout the year.

Underfloor heating in the living room, hallway and bathroom.

### ROOM LAYOUT

Hallway: 4.30 m<sup>2</sup>

Bedroom: 11.25 m<sup>2</sup>

Bathroom: 3.89 m<sup>2</sup>

Bedroom: 11.20 m<sup>2</sup>

Living room with kitchen and dining room: 19.53 m<sup>2</sup>

Covered terrace: 9.22 m<sup>2</sup> (calculated 4.66 m<sup>2</sup>)

Net apartment area: 54.83 m<sup>2</sup>



DAMAC d.o.o.

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OUTDOOR AND ADDITIONAL SPACES

Garden: 103.95 m<sup>2</sup>...