



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	26843
<b>Location :</b>	Pula
<b>Building size :</b>	90 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 330.371 €

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 for sale in a quality new building, building B, apartment B4. 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 bathrooms

### ROOM LAYOUT

Hallway: 5.94 m<sup>2</sup>

Bedroom: 14.89 m<sup>2</sup>

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

Bedroom: 11.35 m<sup>2</sup>

Bathroom: 4.09 m<sup>2</sup>

Living room with kitchen and dining room: 27.84 m<sup>2</sup>

Covered terrace: 7.74 m<sup>2</sup> (calculated 3.88 m<sup>2</sup>)



DAMAC d.o.o.

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Covered terrace: 17.94 m<sup>2</sup> (calculated 8.97 m<sup>2</sup>)

Net area of

the apartment: 81.26 m<sup>2</sup>

ADDITIONAL SPACES...