



DAMAC d.o.o.

## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	27131
<b>Location :</b>	Pula
<b>Building size :</b>	57.13 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	2500 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	7
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Elevator :</b>	Yes

Price : 213.300 €

STAN S4				
br.	naziv prostorije	netto m2	koef.	netto x koef. m2
1	hodnik + garderoba	5,85	1	5,85
2	kupaonica	4,20	1	4,20
3	spavaća soba	11,24	1	11,24
4	spavaća soba	9,12	1	9,12
5	kuhinja+db+blag.	20,32	1	20,32
STAN S4 zatvoreno neto:		50,73		50,73
6	Loggia	5,64	0,75	4,23
STAN S4 ukupno neto:		56,37		54,96
SP2	spremište	4,34	0,5	2,17
STAN S4 sveukupno neto:		60,71		57,13

For sale is an apartment on the 1st floor of a multi-family building with an elevator. The apartment consists of an entrance hallway with a wardrobe, 2 bedrooms, a bathroom, a kitchen with a dining area, and a living room with a loggia, totaling an area of 54.96 m<sup>2</sup>.

Note: The apartment includes a storage room of 2.17 m<sup>2</sup> and a parking space of 2.5 m<sup>2</sup>, which are included in the price of the apartment.

### EQUIPMENT:

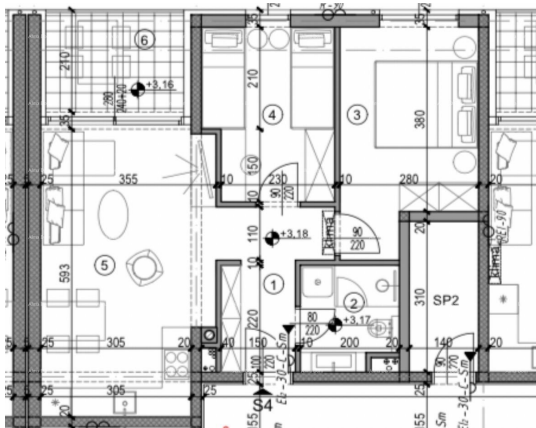
- Electric underfloor heating in the bathroom
- Ariston Velis electric water heater
- Security entrance door
- Inverter air conditioning unit
- Ceramic tiles
- Laminate flooring
- Internal white room doors

The apartments are sold finished, on a "turnkey" basis. Excellent location, close to a shopping center and just 1 km from the center of Pula.

The building will have two entrances, two elevators, and 6 floors. More available apartments for sale.

\*VAT is included in the price.

The planned completion of construction work is the beginning of 2026.





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