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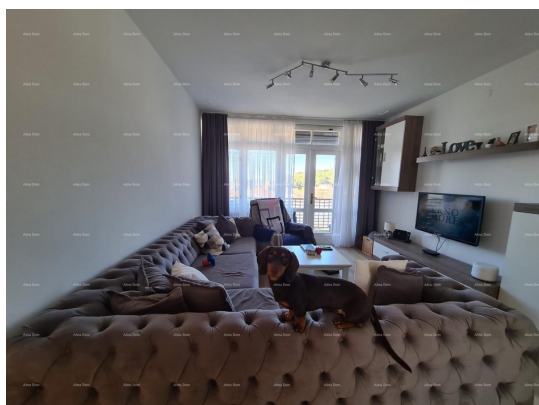
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	27473
<b>Location :</b>	Pula
<b>Building size :</b>	83 m <sup>2</sup>
<b>Lot size :</b>	0 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>	4
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Air conditioning system :</b>	Yes

Old price : 285.000 €

**New price :** 259.000 €

For sale is a spacious and functional apartment in the Šijana neighborhood of Pula, in an excellent location close to all the amenities necessary for a comfortable family life - schools, kindergartens, bus stops, shops, pharmacies, and other facilities are just a few minutes' walk away.

The apartment is located on the 4th floor of a residential building and consists of:

- 3 bedrooms
- a large living room
- a kitchen
- a bathroom with a toilet
- an additional separate toilet
- two hallways
- two terraces:
  - a smaller, enclosed terrace with PVC joinery
  - a large, covered terrace with an electric awning

In the basement of the building, there is a private storage room of approximately 6 m<sup>2</sup>.

Heating and installations:

- two air conditioning units
- Nordic radiators
- city gas installed (for cooking and heating)
- a private chimney - possibility for installing a pellet or wood stove

The apartment is ideal for a family due to its functional layout and excellent



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location, but it also serves as a great investment for long-term or tourist rental.

For more information, please contact:

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