



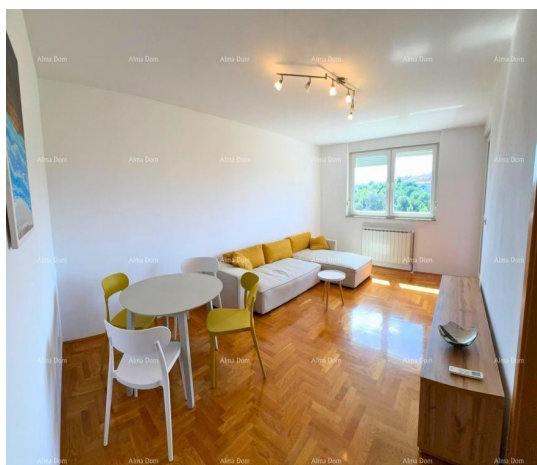
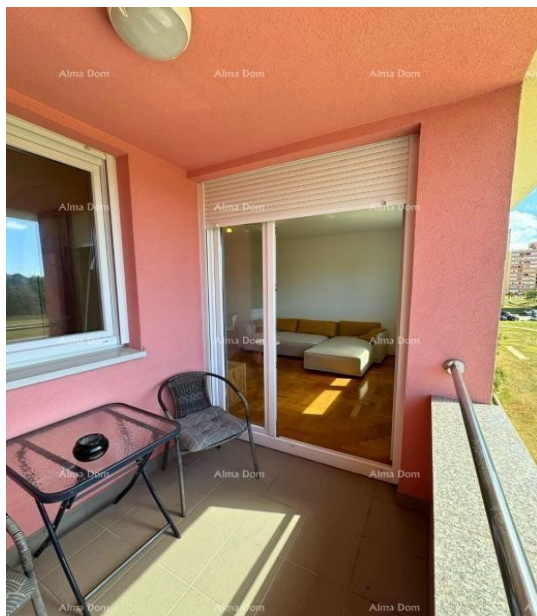
ALMA DOM INVEST

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Code :	28433
Location :	Pula
Building size :	42 m ²
Lot size :	0 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Floor :	4
Number of floors :	4
Number of rooms :	1
Number of bathrooms :	1
Year of construction :	2013
Energy efficiency :	A
Garage :	Yes
Air conditioning system :	Yes

Price : 168.500 €

For sale: an apartment in Pula, located on the 4th floor of a building without an elevator. The apartment has a southern orientation, overlooking a children's playground, making it exceptionally bright and pleasant to live in.

Apartment area: 42.17 m² (net)

Garage: 8.10 m² net (actually 11.5 m²) - registered separately

Storage in the basement included

Room layout:

- Entrance hallway
- Kitchen
- Dining area and living room (open space)
- Bedroom
- Bathroom
- Balcony
- Storage in the basement
- Garage parking space

Equipment and advantages:

- The apartment is sold fully furnished and move-in ready
- New kitchen (2022) with new appliances (except for the dishwasher)
- Dining table and chairs purchased in 2024, TV cabinet from 2025 (unused)
- Gas central heating + gas for cooking
- Air conditioning unit (3.5 kW)
- Facade with stone wool - excellent thermal insulation
- Low utility costs
- Flooring: parquet (bedroom and living room), ceramics (kitchen, hallway,



DAMAC d.o.o.

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bathroom)

- Anti-burglary door.

Well-structured ownership of the apartment and garage. Usage permit available.

Located on a quiet street, close to ...