



<b>Code :</b>	28665
<b>Location :</b>	Pula
<b>Building size :</b>	55 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	2
<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

**Price :** 168.000 €

In an excellent location in Pula, just 200 meters from the famous Pula Arena, a fully renovated apartment is for sale, representing the ideal blend of comfort, functionality, and urban proximity to all amenities.

Located on the ground floor of an older building, the apartment was thoroughly renovated in 2021, with attention paid to the quality and practicality of the space. With a total living area of 55 m<sup>2</sup>, the apartment is well-distributed and provides a cozy feeling of home.

It consists of a living room, a kitchen with a dining area, a bathroom with a shower, one larger bedroom, and an additional smaller room that can serve as a children's room, workspace, or wardrobe.

Heating and cooling are provided by two air conditioning units, and the apartment also has a chimney, allowing for additional heating options according to the future owner's preferences.

Thanks to its excellent location, the city center, schools, kindergartens, shops, and all necessary amenities for a quality and practical life are in close proximity. This property is ideal for both living and as an investment for tourist rental.

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