



ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885



Code :	29450
Location :	Pula
Building size :	61.28 m ²
Lot size :	80 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Floor :	Ground floor
Number of floors :	3
Number of rooms :	2
Number of bathrooms :	1
Year of construction :	2026
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 222.840 €

We are selling an apartment under construction on the ground floor of a building that consists of a total of 5 apartments.

On the ground floor, there is Apartment A, along with 2 garages and storage rooms; the other apartments are located on the upper floors. Apartment A has an area of 61.28 m² (the tiled terrace of the apartment, which can be accessed from the living room, is included in the apartment's square footage at a coefficient of 0.25, which means 7.53 m² * 0.25 = 1.88 m²), and it is oriented east-west.

Apartment A consists of a living room with a kitchen and dining area that opens onto a terrace and garden, 2 bedrooms, a storage room, and a bathroom. The garden is spacious, with an area of about 80 m².

Each apartment will be equipped with underfloor heating in the hallway, living room, and bathroom, as well as 1 air conditioning unit for heating/cooling. Each apartment will have a chimney, allowing for the installation of a solid fuel fireplace.

The apartment includes 2 outdoor parking spaces in the yard of the building in front of the garden, and the total net area of the apartment with the...

