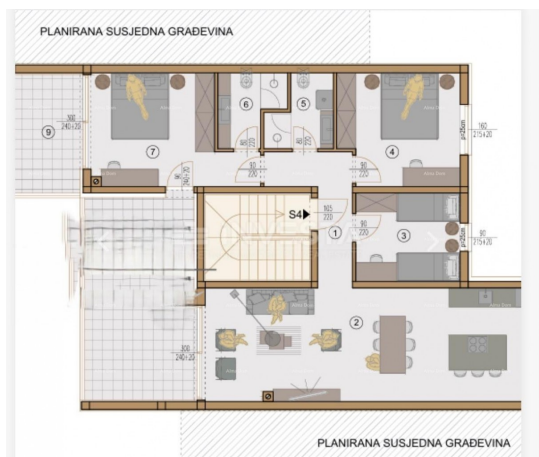




AN S4			
naziv prostorije	netto m ²	koef.	netto x koef.
Hodnik	6,60	1	6.60
Kuhinja+db+blag.	37,44	1	37.44
Spavaća soba	9,24	1	9.24
Spavaća soba	13,32	1	13.32
Kupaonica	4,22	1	4.22
Kupaonica	4,22	1	4.22
Spavaća soba	15,64	1	15.64
STAN S4 zatvoreno neto:	90.68		90.68
Lođa	22,07	0,75	16.55
Natkrivena terasa	8,03	0,50	4.02
STAN S4 ukupno neto:	120.78		111.25



Code :	30307
Location :	Pula
Building size :	132.50 m ²
Lot size :	0 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Floor :	2
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	2
Year of construction :	2026
Energy efficiency :	Not specified
Garage :	Yes
Parking :	Yes
Air conditioning system :	Yes

Price : 355.000 €

In one of the quieter parts of Pula, in Valdebek, there is an apartment for sale that stands out due to its large area, privacy, and thoughtfully designed layout. It is located just about 3 km from the center of Pula and the sea, while being sufficiently distant from the city hustle for a pleasant everyday life.

Apartment S4 occupies the entire second floor of a smaller residential building, with no other apartments on the same level. This position provides an additional level of peace and privacy, creating a feeling of living in one's own, secluded space.

The apartment has a reduced area of 132.55 m² and is designed as a comfortable family home. The central part consists of a large living area with a kitchen and dining room, leading out to two outdoor zones – a spacious loggia of 22.07 m² and a covered terrace of 8.25 m². The outdoor spaces provide additional quality of living and the possibility to arrange areas for socializing, relaxation, or outdoor living.

The private part of the apartment includes three bedrooms and two bathrooms, while the entrance features a hallway with a wardrobe that ensures a ...