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## For Sale: Istria, Pula, surroundings, apartment 2st floor, 57.38 m2, 2 bedrooms, furnished, NEW!! #sale

Istria, Pula, surroundings, modern apartment on the second floor, located in a residential building near the city and the sea! Fully furnished and equipped! In a quiet settlement in the suburbs of Pula, just 4 km from the city center, this beautiful apartment with a total living area of 55 m2 is for sale. The apartment is located on the first floor of a newly built residential building with only six apartments. The apartment is sold fully furnished and equipped according to the visualizations! The central part of this apartment is an open space that unites the kitchen, living room and dining room. From this space there is access to the private loggia of the apartment with an area of 4.53 m2. The apartment also has two bedrooms and one bathroom. The apartment also has one parking space. The bathroom has electric underfloor heating for maximum comfort, while the living room and bedrooms have air conditioning for heating and cooling. At this stage, future buyers have the option of fully adapting the apartment according to their wishes, for example installing underfloor heating in the entire apartment. The planned start of construction of apartments is in September 2024, and the planned completion is exactly one year later, in September 2025. #sale

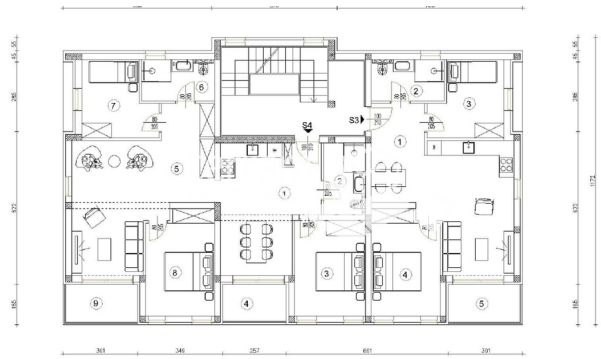
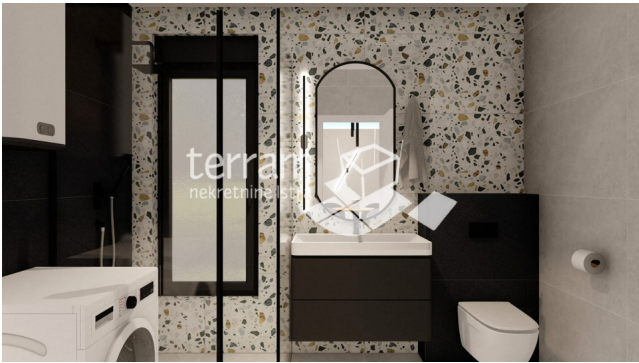
**\*\*Interested buyers can obtain the necessary information about the advertised real estate and view it through our agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\***

**\*\*The buyer pays an agency commission of 3% + VAT.\*\***

Custom ID:	S-783
Price:	164 900 €
Location:	Pula
Area:	57,38 m <sup>2</sup>
Energy Class:	Pending
Room Count:	3
Bedroom Count:	2
Bathroom Count:	1
Floor:	2
Apartment type:	3 rooms
Building Floors:	2
Building Orientation:	South West
Year Built:	2024

Distance from the Sea:	4 000 m
Distance from the Town Center:	2 000 m
Parking Spaces:	1
Permits and documentation:	Building Permit Residential building plan
Heating:	Floor Heating Electricity Air Conditioning
Various Features:	Loggia Secure door Landscaped garden
Utilities:	Water Sewer Electricity Phone Line





NETO POVRŠINE  
STAN "S3" I STAN "S4"

ISKAZ NETO POVRŠINE	
<b>S3 - STAN</b>	
1 Dnevna soba, kuhinja i blagov.	27,35 m <sup>2</sup>
2 Kupaonica 1	5,02 m <sup>2</sup>
3 Spavaća soba 1	8,64 m <sup>2</sup>
4 Spavaća soba 2	11,60 m <sup>2</sup>
5 Natkrivena terasa 4,53 m <sup>2</sup> x 0,5	2,27 m <sup>2</sup>
S3 ukupno neto: 54,88 m <sup>2</sup>	
<b>S4 - STAN</b>	
1 Kuhinja i blagovaonica	19,15 m <sup>2</sup>
2 Kupaonica 1	4,97 m <sup>2</sup>
3 Spavaća soba 1	11,20 m <sup>2</sup>
4 Loggia 1 3,97 m <sup>2</sup> x 0,75	2,98 m <sup>2</sup>
5 Dnevna soba	27,36 m <sup>2</sup>
6 Kupaonica 2	5,02 m <sup>2</sup>
7 Spavaća soba 2	8,64 m <sup>2</sup>
8 Spavaća soba 3	11,60 m <sup>2</sup>
9 Natkrivena terasa 4,53 m <sup>2</sup> x 0,5	2,27 m <sup>2</sup>
S4 ukupno neto: 93,10 m <sup>2</sup>	