



## New penthouse on a great location only 800 m from the sea in Pula

195.000 €

1.711 €/m<sup>2</sup>

A luxury apartment in a modern new building in a top location in Pula, only 800 m from the natural sea beaches. The exclusive 114 m<sup>2</sup> penthouse is located on the second, last floor of a modern residential building. The building has a total of three apartments, each apartment extending over the entire floor.

The apartment has 3 stylish bedrooms and 2 bathrooms with Kartell by Laufen and Hansgrohe sanitary equipment. The open concept of living space consists of a spacious kitchen with a dining area and living room and two terraces, one of which overlooks the sea and greenery. The specialty of this luxury apartment is definitely its trendy interior with Italian design furniture and top-quality home appliances. Underfloor heating system with thermostats in each room and air-conditioned rooms guarantee comfortable living all year round. The penthouses' floors are covered with high-quality vinyl.

In the fenced yard, the apartment has a shared garden of 80m<sup>2</sup> with barbecue, 2 parking spaces, and storage space in the basement of the building.

The building was built in 2019, and special attention was on the materials used during the construction and interior decoration.

An advantage of this location and the apartment itself is the possibility of using it for tourist purposes. The apartment is used for rent and categorized with a four-star rating and has an annual net income of EUR 15,000.00.

The apartment is located on Veruda, one of the favorite neighborhoods in Pula. Veruda is only 800 m away from the beautiful beaches and 1 km from the center of Pula. In this carefully planned micro-environment, you will find all the amenities you need for a comfortable life: a market, a fish market, grocery shops, a health center, a pharmacy, a kindergarten, a school, children's parks, laundry, cafes, and restaurants.

Pula Airport is 14 km away. Venice is 265 km away and the closest highway entrance is only 3 km away.

## Summary

Location	Pula	Property ID	2285
Price	195.000 €	Type	flat

Area	114 m <sup>2</sup>	Land area	-
Bedrooms	3	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	-
Floor	second	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	1.711 €	Real estate transfer tax	3%
Energy certificate	A+	Subtype	flat in newbuilding, one-level apartment

## Distances

Transportation	100 m
Center	2 km
Sea	800 m
Park	200 m
Pula airport	12 km
School	200 m
Venezia airport	277 km
Store	50 m

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