



## Pula, great location with sea view

125.000 €

1.623 €/m<sup>2</sup>

Imagine enjoying your morning coffee on a terrace with a sea view and while the kids can go to school on their own! Kindergarten is right next door, so you don't even need to start your car. There are also playgrounds, city pool, stadium, sports halls and gyms. You can take a short walk to the beach, well-known city beach Valkane and a beautiful promenade Lungomare are only 700 m away. In this „micro cosmos“ of Stoja you will find the largest shopping mall in Pula, a camp, grocery stores, a florist, restaurants, cafes, a bakery and a post office.

The front of the building is situated in a quiet part of the street without traffic. Parking spaces are not numbered, so it is kind of a free parking zone. The building is well maintained and the apartment is oriented towards east-west. It is on the top floor, which is wonderful because there will be no one jumping upstairs. Best things are on top, right? This two-bedroom apartment has 77 m<sup>2</sup> and, thanks to an excellent layout of the interior exposed to the sunlight, it literally has everything. Besides two rooms, a bathroom and a toilet, it also has an always needed pantry. In the basement of the building is a storage for bikes or your summer/winter props.

The property is completely furnished and you can move in immediately.

The heating can be combined using a heat stove using direct current supply or a gas stove. Of course, there is an air conditioner for the hot summer days.

The floors in the rooms are wooden (parquet), while the kitchen, hallway and bathroom are covered with ceramics.

If you think you could fall in love with this apartment, feel free to call us at +385981900688, because we all know that this kind of Stojastic opportunities don't sit on the market for long!

Stoja is one of the most sought after neighborhoods in Pula. The promenade and beach [Valkane](#) is 750 m away while [Verudela](#) and [marina Veruda](#) 5 km. All amenities for everyday life such as grocery shops, bakeries, markets, pharmacies, schools and kindergartens are within a maximum of 600 meters of the property. The largest shopping center in Istria, [Max City](#) is just 600 m from the property. [Farabuto Restaurant](#) is 850 meters away, while [Trattoria Vojnjacka](#) is 12 km away. Pula Airport is 9 km away, Venice Airport is 161 km away and the closest highway entrance is 8 km away. The city center of Pula is 1 km, Rovinj 36 km, Poreč 54 km, Zagreb 278 km, Vienna 523 km, and Munich 602 km.

## Summary

Location	Pula	Property ID	2353
Price	125.000 €	Type	flat
Area	77 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	fourth	Orientation	East
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.623 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	flat in building, one-level apartment

## Distances

Transportation	200 m
Center	1000 m
Sea	700 m
Pula airport	9 km
Rijeka airport	125 km
School	100 m
Store	200 m
Trst airport	145 km
Venezia airport	161 km
Park	100 m

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