



## Town Centre Apartment with Spacious Patio

250.000 €

2.174 €/m<sup>2</sup>

Living in the historical centre of a coastal City, while still having your own peace - sounds too good to be true.

But not in this 115m<sup>2</sup>, 3-bedroom apartment in the heart of Pula.

The high ceilings and large windows facing South offer plenty of Natural Light, warmth, and beautiful views of the city, while the central heating system warms up the space in the winter months.

The kitchen & dining area have a romantic balcony, creating the perfect atmosphere for preparing Mediterranean recipes, or just enjoying your morning cup of coffee!

Throwing yourself on the couch after a long day of work sounds good, but inviting your friends for a spontaneous party sounds even better!

The living room is large enough for a big gathering, but why not take the party up on the rooftop for a real "summer in the city" experience? And if your group is particularly keen on beer, there are 2 toilets, so you will not spend the whole night waiting in line.

But we're sure you'll be lining up to get this apartment once you hear about the additional attic area which can be transformed into a home office, studio or a safe haven from the rest of the world!

In case you're not planning on spending a lot of time here, you can always rent the apartment during the whole year since the city is a Popular Tourist Location, and a Business Centre.

If you can't wait to click on another "see more", grab this opportunity now. Send us an inquiry at [info@maris.hr](mailto:info@maris.hr), or call us +385 98 1900 688 to organise your Private Tour in person or via Zoom.

## Summary

Location	Pula	Property ID	2412
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Price	250.000 €	Type	flat
Area	115 m <sup>2</sup>	Land area	-
Bedrooms	3	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	third	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	2.174 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	flat in older building, one-level apartment

## Distances

Park	600 m
Pula airport	9 km
Store	100 m
Venezia airport	274 km
Restaurant	100 m
Sea	2 km
School	100 m

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