



## Spacious Apartment with a Garden and Sunny Terrace – Pula, Kaštanjer

235.000 €

2.176 €/m<sup>2</sup>

In a quiet street in the Kaštanjer neighborhood, on the southeast side of Pula, is this bright and spacious apartment that offers 75 m<sup>2</sup> of functionally arranged space. The proximity of a school and kindergarten makes it an excellent choice for families, while the private garden and terrace offer additional comfort and space for relaxation.

### Layout and features

- Open-concept living room connected to the kitchen and dining room, which allows for maximum use of space.
- Two bedrooms, ideal for a family or guest room.
- Spacious sunny terrace, which can be converted into a winter garden in winter, providing additional space for enjoyment throughout the year.
- Possibility of an additional study room - the corner part of the terrace can be converted into a home office or creative space
- A private garden of as much as 335 m<sup>2</sup> - ideal for children's play, gardening or family gatherings with a barbecue and pets
- Central gas heating for comfort in the colder months.
- Own parking space, with enough space for several cars.

### Location and advantages

Kaštanjer is one of the most sought-after neighborhoods in Pula, thanks to the proximity of all essential amenities:

- Schools and kindergartens - just a 10-minute walk away, which is ideal for families with children.
- Shops, restaurants and cafes - everything you need is in the immediate vicinity.
- Good transport connections - easy access to the city center and main roads.
- The apartment is ready to move in immediately, and future owners can decorate it according to their own wishes. To better imagine the potential of the space, watch the [3D video simulation](#) of the possible decoration!

☒ Contact us for more information or arrange a viewing! +385 98 1900 688

## Summary

Location	Pula	Property ID	2560
Price	235.000 €	Type	flat
Area	108 m <sup>2</sup>	Land area	335 m <sup>2</sup>
Bedrooms	2	Bathrooms	1
Parking spaces	3	Parking spaces (garage)	-
Floor	first	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	2.176 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	flat in house

## Distances

School	500 m
Kindergarten	500 m
Town center	1.3 km
Park	300 m
Store	450 m
Sea	4.8 km
Medulin	9.4 km
Rovinj	40.8 km
Trst airport	162 km
Venezia airport	272 km

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