

The family apartment you've been looking for - Great opportunity in Šijana!

198.000 €
2.475 €/m^2

Located in the heart of Šijana, one of Pula's most sought-after neighborhoods, this spacious 80 m² three-bedroom apartment offers the perfect blend of safety, comfort, and convenience for families seeking a home close to everything.

Functional Layout and Move-In Ready

The apartment is situated on the elevated ground floor, providing easy access. Its smart and practical layout maximizes space and functionality. The bright and airy open-plan living room, dining area, and kitchen create a welcoming space for family gatherings. Three generously sized bedrooms offer plenty of room for play, study, and rest. The fully equipped kitchen is perfect for preparing family meals or enjoying your morning coffee.

Although the apartment does not include a private parking space, free public parking is always available in front of and around the building. A convenient storage room is located on the same floor, ideal for storing food, bicycles, and other essentials, adding extra value to everyday living.

Excellent Location for Family Life

This home makes busy mornings easier—kindergarten is just a few minutes' walk away, and Šijana Elementary School is only a seven-minute walk. Children can safely walk to school independently, while parents enjoy a peaceful and friendly neighborhood atmosphere. Proximity to shops, parks, and public transport further enhances the practicality of daily life.

The apartment is move-in ready with no additional investment required. It's also ideal for grandparents who want a comfortable and functional space with an extra room for visiting grandchildren.

Summary

Location	Pula	Property ID	2564
Price	198.000 €	Type	flat
Area	80 m²	Land area	-
Bedrooms	3	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	North
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.475 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	flat in building, one-level apartment

Distances

Sea	3.5 km
School	600 m
Restaurant	400 m
Store	800 m
Transportation	500 m
Center	1.3 km
Rovinj	33.4 km
Trst airport	161 km
Venezia airport	271 km

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