

Two-bedroom apartment in a new building with a loggia and parking | Gregovica, Pula

250.000 €
3.915 €/m²

Peace, the city, and a view of greenery.

Three things that are not always easy to find in the same apartment.

This two-bedroom apartment in Gregovica, Pula offers exactly that. It is located in a new-build residential building from 2023, on the 2nd floor of a building with an elevator, in one of Pula's most practical residential areas.

The apartment has 59 m² of living space. It is fully furnished, move-in ready, and prepared for comfortable living without renovation, waiting for contractors, or unexpected additional costs.

But the first thing you notice is not only the practicality.

You notice the calm.

The south-facing loggia of 7 m² overlooks greenery and gives the apartment that small outdoor space that means a lot in everyday life. For morning coffee. For a quiet evening. For that moment when you are at home, but still slightly outdoors.

The layout is simple and functional:

- living room with kitchen and dining area
- two separate bedrooms
- bathroom
- storage room inside the apartment
- 7 m² loggia
- additional storage room
- parking space protected by a ramp

The living area is open and connected to the loggia, bringing more light into the apartment and creating a more pleasant sense of space.

Two bedrooms give you flexibility. One can be the main bedroom. The other can be a children's room, home office, guest room, or walk-in wardrobe. It depends on how you live now, and how you want to live in the years ahead.

There are also details that may not be the first thing you notice, but are appreciated every day.

Elevator. Storage room. Pantry. Parking space behind a ramp. Electric underfloor heating. South orientation. A well-maintained new-build property.

All the things that make daily life easier.

Gregovica is a location that needs little explanation to those who know Pula. Close enough to everything, yet calm enough for everyday living.

Nearby you will find:

- bus stop in front of the building
- shops and everyday amenities in the area
- Pula General Hospital, approx. 800 m
- primary schools, approx. 1.5 km
- Pro Gym, about 5 minutes by car
- Pula city market, about 5 minutes by car
- Pula city centre, about 10 minutes by car
- sea and beaches, about 15 to 20 minutes by car

This is an apartment for buyers who want practical living in Pula, without giving up the feeling of home.

For a family looking for two bedrooms.

For a couple who needs an extra room for work.

For someone who wants a newer apartment without additional investment.

Or for an investor looking for a property with strong potential for long-term rental.

Thanks to its location, new-build quality, elevator, parking space, proximity to the hospital, schools, and public transport, the apartment has very good year-round rental potential.

According to current market conditions, it is possible to achieve rental income of up to approximately EUR 14,400 per year, or around EUR 1,200 per month.

Ownership is clear, 1/1. The building has an occupancy permit and an energy certificate.

This is not an apartment trying to impress at first sight.

Its value lies in the everyday things that make life more comfortable.

In the fact that it is new, tidy, well located, and ready to live in immediately.

And sometimes, that is exactly what is hardest to find.

For viewing appointments and additional information, feel free to contact us via the inquiry form or by phone.

Summary

Location	Pula	Property ID	2617
Price	250.000 €	Type	flat
Area	64 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	1	Parking spaces (garage)	-

Floor	second	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	3.915 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	flat in newbuilding, flat in building, one-level apartment

Distances

Transportation	20 m
Store	170 m
Sea	3.7 km
Town center	2.1 km
Restaurant	2.6 km
Kindergarten	600 m
School	1.8 km
Market	1.8 km
Medulin	10.1 km
Pula airport	8 km
Venezia airport	273 km

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