



## The new two-bedroom apartment on the top location with panoramic view of the sea and the Brioni National Park, Pula

**199.000 €**

**2.341 €/m<sup>2</sup>**

New two-bedroom apartment with sea view on top location, only 700 m from the beach.

The apartment is on the first floor of a residential building which has five apartments altogether. Total surface area of the real-estate is 91 m<sup>2</sup>. It is located in a quiet street, on a slightly elevated ground just 500 m air distance from the sea and beautiful beaches. The most stunning part of the apartment is of course the terrace of 15 m<sup>2</sup> facing west with panoramic view of the sea and National park Brijuni. The building has a swimming pool where you can relax and freshen up during hot summer days.

With two bedrooms and a bathroom, this apartment can be a comfortable home for your family. In addition to open public parking space in front of the building, the apartment also has a storage space of 20 m<sup>2</sup> in the basement of the building. Also is possible to buy additional parking space in garage.

The building is constructed as a low energy consumption facility which guarantees lower expenditures for heating and cooling due to concrete and brick walls 20 cm wide, 10 cm wide external styrofoam heat insulation with silicate finish.

DESCRIPTION: kitchen/dining room/living area, 2 bedrooms, 1 bathroom and 1 toilet, hallway, 2 terraces, total 76 m<sup>2</sup>.

INFRASTRUCTURE: water connection, electrical connection, connected to town sewerage, gas, chimney, telephone connection, satellite TV, parking space in front of the building.

HEATING/COOLING: inverter air-condition, central floor heating.

INTERIOR EQUIPMENT: digital antenna system and internet connection in every room, high quality sanitary fittings, Grohe faucets, built in water closets, showers with glass wall, a rack for drying towels, glass fence on the terrace.

EXTERIOR EQUIPMENT: shared swimming pool 18 m<sup>2</sup>, outdoor shower, enclosed courtyard, exterior lighting.

FLOORS: ceramic tiles.

JOINERY: PVC doors and windows with argon gas filling, insect screens and aluminium blinds operated on electric drive, high quality doors with hidden hinges and doorknobs at 2.10 m height, security main doors and exterior sliding joinery.

DISTANCES FROM REAL ESTATE: Pula city centre 6 km, beach 700 m, grocery store 200 m, exterior facility 200 m, Pula airport 6 km

## Summary

Location	Pula	Property ID	1807
Price	199.000 €	Type	flat
Area	85 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	-	Parking spaces (garage)	1
Floor	first	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.341 €	Tax	3%
Energy certificate	A	Subtype	flat in newbuilding

## Distances

Center	400 m
Sea	700 m
Near a bigger city	5 km
Park	200 m
Pula airport	9 km
Rijeka airport	131 km
Store	300 m
Trst airport	161 km
Venezia airport	272 km
School	500 m
Transportation	400 m

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