



**Pula, Šijana, modern two-story apartment with its own pool in a quality new building**

*Croatia, Istria*

<b>Price:</b>	<b>€ 387 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2021
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	90 m2
<b>Category</b>	For sale



We present a comfortable apartment in a new building with only 4 residential units, one of which serves as an office. It is a two-story apartment that extends from the ground floor to the first floor and is flexibly designed, so it can serve as two separate units with separate entrances, which provides additional possibilities for living or renting.

The ground floor has a perfectly arranged spacious living room, kitchen, dining room, and bathroom. And the most interesting part is the direct access to the garden where the heated pool is located.

Upstairs there is a hallway, three bedrooms, and an additional bathroom.

In addition to the garden and pool, where the outdoor fireplace and summer kitchen have been integrated, the apartment has two covered parking spaces, an outdoor storage room of 10 m2, and a small storage room with a machine room for the pool of 4 m2.

The property is sold fully furnished and equipped and as such is ready for occupancy.

Given its position, the apartment represents an ideal opportunity to start a family life with shops and larger shopping centers, cafes, schools, and other facilities nearby. On the other hand, it can also be used as an investment for tourism purposes.

Pure 1/1 ownership and the buyer is exempt from paying real estate sales tax (3%).

Other request information.

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