

**General information:**

Category	: Three bedroom flats
Type	: For sale
Rooms	: 4
Bathrooms	: 2
Bedrooms	: 3
Square meters	: 97
Floor	: 1

**Description:**

Luxury apartment in a prime location in the center of Pula. Superbly equipped luxury apartment. On the ground floor of the building there are covered garages and outdoor parking spaces for each apartment. All residential units in the project are made of top quality materials with built-in equipment from the world's most renowned manufacturers and SMART HOME technology. With quality materials and their precise installation, the building is guaranteed energy class A+. SMART HOME technology enables complete home control, security and a modern lifestyle, and offers numerous advantages compared to conventional homes: You adapt the apartment to your lifestyle, current mood, lifestyle and habits, which achieves significant energy savings, enables remote management and control of the space, security,. This achieves greater comfort, an impression of luxury and a modern lifestyle, as well as an increase in the value of the property. Some of the features of SMART HOME technology in apartments are: - Light control: you create your own atmosphere by choosing different light colors via your smart device (phone / tablet) - Smart wake-up system: the possibility of synchronizing the phone and the smart home (pre-programmed raising of blinds and turning on lights in selected rooms). - Programming the air conditioning and heating system: set the desired temperature at any time of the day or night. - CO and smoke sensor: a device that informs you if the amount of CO in your home is above the recommended level, and to ventilate the space as soon as possible and reduce the risk. - Security sensors for anti-burglary protection: in case of any unwanted entry into your apartment, you will receive a notification through our application on your smart device. - Video intercom: you can check who is ringing and unlock the door for entry at any time via a mounted tablet or smart device, and if you are outside your home, the application on your smart device notifies you in case someone rings your doorbell. - Sensors for current consumption - Sensors for water detection, etc. The highest quality materials are used with built-in top-quality equipment from well-known and renowned manufacturers; 1. External aluminum ALU CLIP carpentry glazed with 3-layer LOW-e glass 4.45 cm filled with argon with electric blinds and built-in mosquito nets. Possibility of remote control of blinds. 2. The floors of the rooms, living room and dining room are covered with class I oak parquet of a modern look, dimensions 1800-2200 x 140-180 x 14 mm, and the floors of the kitchen, toilet, bathroom and entrance hall are covered with class I ceramic tiles of large dimensions 90 x 90 and 60 x 120 and 120 x 120 cm, and loggias with anti-slip ceramic tiles. 3. The entrance door is anti-burglary with additional sound insulation and double self-lowering seals that reduce the air permeability of the door. 4. Internal carpentry made of smooth doors with cardboard honeycomb filling and hidden hinges, with an all-encompassing aluminum doorframe painted with PU varnish, min. height. 250 cm. 5. The complete sanitary equipment is of high quality by the renowned manufacturer GROHE, - walk-in shower with ceramic tiles of larger dimensions and under-plaster faucet for shower tub with rose and shower set. - sink mounted on a slab with an under-plaster mixer, - built-in TECE cistern with designer button 6. Underfloor gas heating with water heater and thermostat. 7. All rooms in the apartments are equipped with inverter air conditioning units with remote control in each room. 8. All apartments are equipped with a built-in SistemAir central vacuum cleaner. Close to the city center 10 minutes on foot, college, hospital, shops, kindergarten, primary school, bus stop and shopping center.

### Additional information

Sea distance:	500
Beach distance:	2000
Built year:	2024
Total floors:	4

### Details:

1/ Air Conditioner	2/ Gas	3/ Attractive
4/ Floor heating	5/ Terrace	6/ New building
7/ Buyer doesn't pay the property transfer tax	8/ Parking space	

**Contacts:**

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