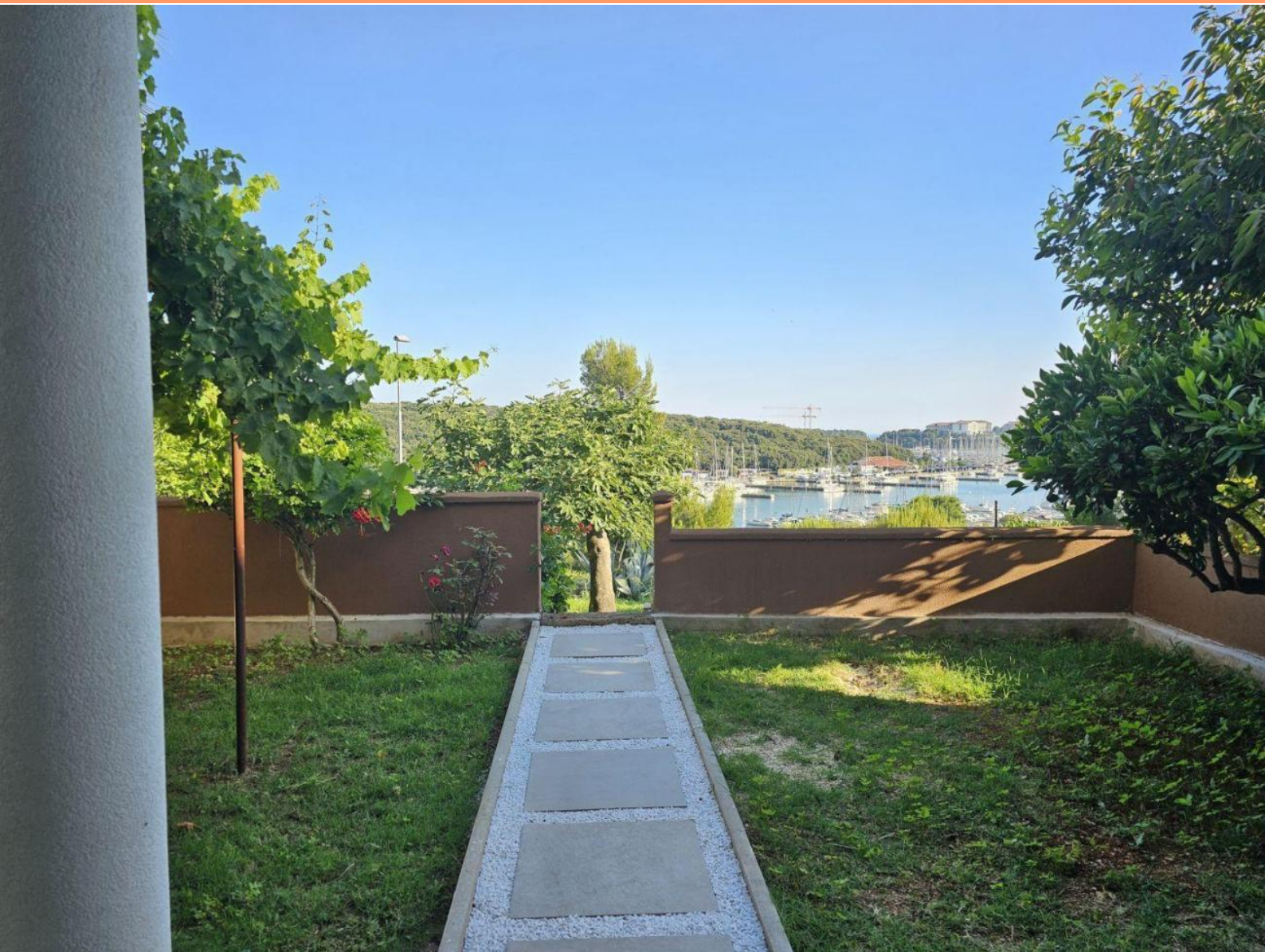


# Apartment

## Pula, Istria



<b>Ref</b>	RE-U-31506
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Pula
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	88 sqm
<b>Plot size</b>	43 sqm

# Apartment

## Pula, Istria



**No. of bedrooms**

2

**Price**

Price upon request

Family apartment located in an attractive location with a view of the sea, ground floor location in Nova Veruda, Pula.

We proudly present this high-quality and rare apartment located in one of the most famous neighborhoods of the city of Pula, the famous Nova Veruda, which offers its visitors everything they need for a safe and peaceful year-round life and a unique stay. It is a settlement that is famous as one of the most sought-after locations in the city of Pula, precisely because, in addition to numerous amenities just a few steps away from the apartment, one of the most beautiful Pula beaches, numerous walks, bike paths, restaurants, a marina and others are nearby. .

This first-class and rare apartment is located in the immediate vicinity of one of the larger marinas, known as Marina Veruda, which offers its future owners everything they need for a safe, peaceful and unique stay.

Head with us towards this rare opportunity, and maybe right here your search for the property of your dreams will find its happy ending.

#### DESCRIPTION OF THE APARTMENT:

It is an apartment that offers its future owners, with the maximum level of comfort and a well-planned interior space, a unique opportunity for a pleasant life by the sea with a view of the marina full of ships and boats. The apartment is an ideal solution for families or couples who are looking for a permanent solution for their family home or for all those who are looking for a unique and rare real estate, which represents an excellent opportunity for investment in the direction of tourist rental with a safe return.

The apartment thus consists of 82.25 m<sup>2</sup> of living space, and is located on the ground floor of a house with only three apartments. At the entrance to the apartment, there is a small lobby with a space for a wardrobe, which then leads us to an "open space" area without partition walls. Here there is enough space for a larger kitchen, then a dining room with enough space for the whole family, as well as a comfortable living room ideal for relaxing after an active day.

What we must definitely highlight are the larger sliding glass walls through which there is a wonderful access to the private yard, as well as a view of the sea and boats.

By accessing the garden through the mentioned glass walls, we find ourselves on the summer terrace with a yard with a total square footage of 43m<sup>2</sup>. It is a private part of the apartment, which belongs exclusively to this apartment. From the same terrace, that is, the courtyard, the aforementioned view extends towards the sea and the marina with a large number of boats. The yard is decorated with Mediterranean plants, which creates a special feeling during your stay in the fresh air. The same yard is ideal for entertaining friends and family, relaxing with a glass of your favorite wine, as well as for carefree play and fun for the youngest members of your family or pets.

In addition, the apartment consists of two bedrooms. One bedroom is the "master" bedroom, which has its own access to the terrace and yard, while the second bedroom is slightly smaller and is ideal for a children's

# Apartment

## Pula, Istria



bedroom, guest room, office or something similar. In addition to everything mentioned, the apartment also has a renovated bathroom and a storage room in which the hot water boiler is hidden.

### Additional advantages:

It is a special apartment that will charm you not only with its location and view, but also with the quality of all the renovation work performed and the well-designed communication of the interior space. The main detail of the apartment is certainly the private terrace/courtyard of 43m<sup>2</sup> with a wonderful view of the sea and the Veruda marina.

- \* this is an apartment that has just been renovated by the owner, and during the renovation new electricity, water and drainage installations were installed.
- \* new wood imitation tiles in light gray color were installed.
- \* a completely new aluminum joinery with double-glazed windows, profile 73, was installed.
- \* all the necessary connections for the kitchen and other rooms of the apartment have been prepared.
- \* the apartment has a private parking space, which is an additional convenience for future owners.
- \* the apartment is sold without furniture.
- \* the ownership of the apartment is in order, owner 1/1, no encumbrances
- \* the possibility of moving in is immediate!

### Location details:

The apartment is located in one of the most sought-after locations in the city of Pula, the famous Nova Veruda. Why is this location so attractive today? And why does it attract a large number of interested visitors and families?

Nova Veruda is a well-known part of the city of Pula, which is famous as one of the most attractive locations that is ideal for a peaceful and safe life. All the facilities needed for daily living are located just a few steps from the apartment, so you have a large number of shops, restaurants, cafes and the like just a 2-4 minute walk away. But, apart from that, the location is ideal for families with small children or young couples, because this part of the city has numerous kindergartens, schools, parks, promenades and the like.

In addition to everything mentioned, we must point out that there is a public city bus stop just a few steps from the apartment, where buses connecting you to the whole city arrive every 20 minutes and drive directly for a center.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

# Apartment

## Pula, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
3848 €

Median price/m<sup>2</sup> of this type  
in this region:  
3668 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €



# Apartment

Pula, Istria



# Apartment

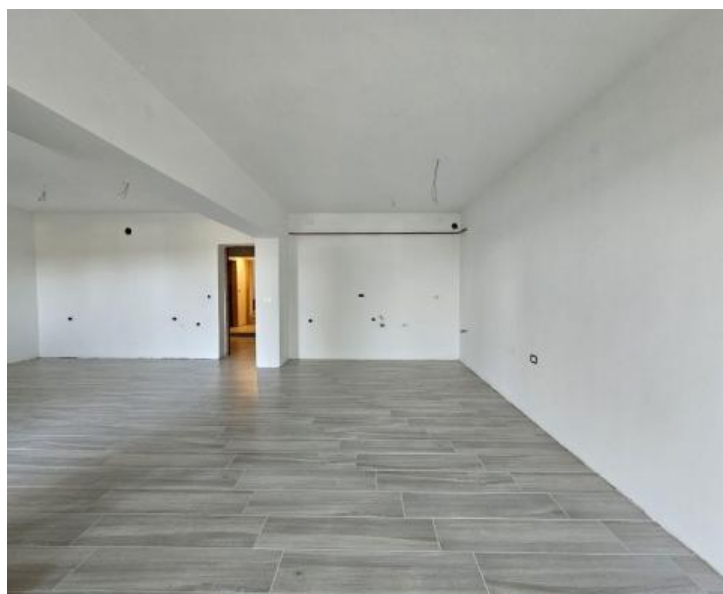
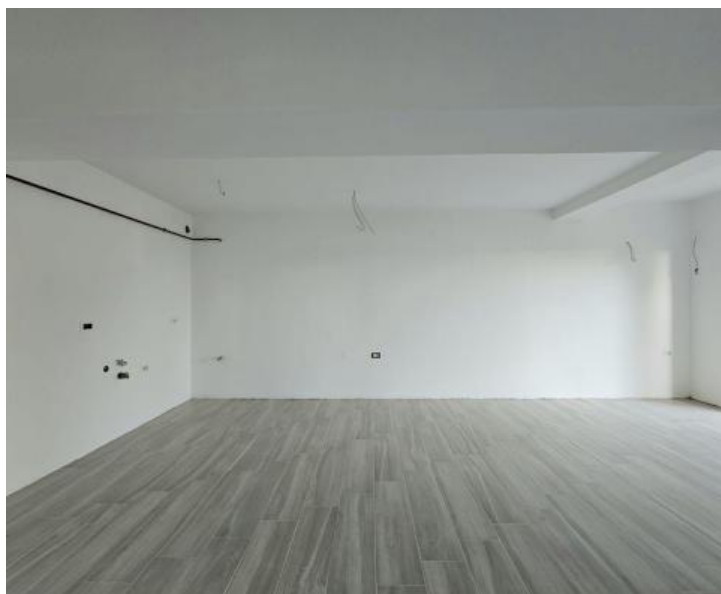
Pula, Istria





# Apartment

Pula, Istria





# Apartment

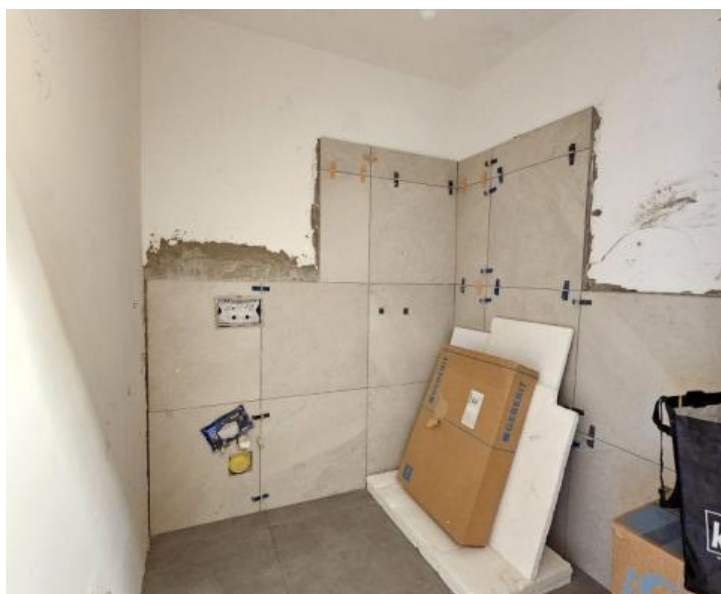
Pula, Istria



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# Apartment

Pula, Istria





# Apartment

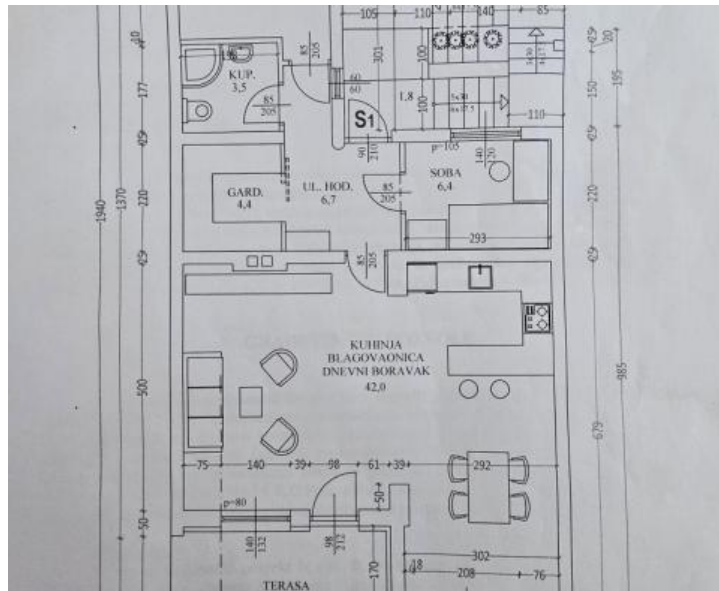
Pula, Istria





# Apartment

## Pula, Istria



PRIKAZ PLANA POSEBNIH DIJELOVA ZGRADE				
vrsta	površina m <sup>2</sup>	pripadak m <sup>2</sup>	koeficijent	obračunska površina m <sup>2</sup>
TEREN				
1				
ULAZ, BLAGOVAONICA, DNEVNI BORAVAK	42,0		1	42,0
JEDILNICA	6,4		1	6,4
KUHINJA	3,5		1	3,5
SOBA	10,6		1	10,6
TEROBA	4,4		1	4,4
NI HODNIK	6,7		1	6,7
SA	14,4		0,5	7,2
SKI ULAZ	1,8		0,75	1,4
SKO STUBIŠTE	7,8		0,75	5,9
UKUPNO STAN 1 :	97,6			88,1
RT		43,0		
UKUPNO PRIPADCI :		43,0		
UKUPNO STAN 1 :	140,6			