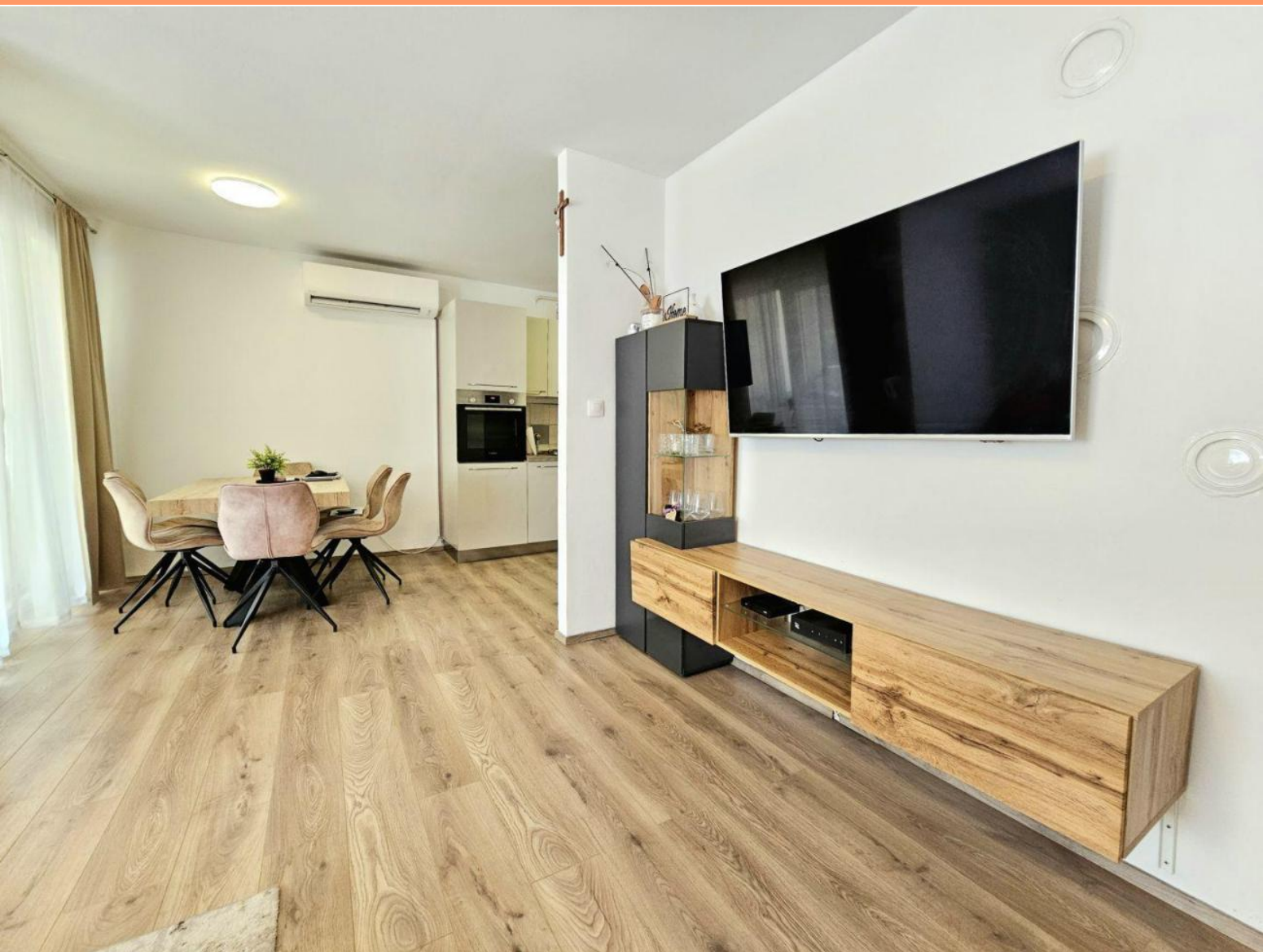


# Apartment

Stoja, Pula, Istria



<b>Ref</b>	RE-U-32829
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Stoja, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	72 sqm
<b>No. of bedrooms</b>	2

# Apartment

## Stoja, Pula, Istria



**No. of bathrooms**

1

**Price**

€ 300 000

Apartment in Stoja, Pula, 800 meters from the sea!

An apartment located in a rare and attractive area, perfect for family living or seasonal rental.

We present this high-quality, newly renovated apartment situated in one of Pula's most renowned locations, the Stoja neighborhood. This apartment offers everything needed for a secure and peaceful family life, as well as a solid return on investment through tourist rentals. The apartment is just a 1-minute walk from all necessary amenities for year-round living, and is close to natural and maintained beaches, numerous walking paths, parks, restaurants, and more.

### **APARTMENT DESCRIPTION:**

The apartment spans 72.87 m<sup>2</sup> of living space and is located on the 2nd floor of a smaller residential building. Upon entering, you are welcomed by an airy hallway with space for a wardrobe, which divides the apartment into the living area and the more private section with the bedrooms.

The open-concept living area is designed without partition walls, allowing you to enjoy a spacious, sunlit living room. Adjacent to the living room is a dining area large enough for a family, and a slightly separated, fully equipped kitchen with a small pantry. Next to the dining area is a covered balcony enclosed with PVC sliding doors, ideal for enjoying your morning coffee.

This entire space is bathed in natural sunlight, creating the feel of a true family home. The aforementioned hallway leads to two comfortable bedrooms, a fully renovated bathroom, and a separate guest toilet. The bedrooms offer ample space for additional wardrobes as needed.

### **ADDITIONAL INFORMATION:**

- The apartment has clear ownership, with a single owner, and the building has all necessary documentation. It is possible to purchase the apartment with a mortgage.
- The apartment is sold furnished, excluding the owner's personal belongings.
- High-quality PVC windows with mosquito nets have been installed throughout.
- The apartment has been completely renovated, including new electrical, water, and drainage systems.
- A designated parking space in the building's courtyard is reserved for residents.

### **LOCATION DESCRIPTION:**

The apartment is in a small residential building conveniently located near all the essentials for a secure and

# Apartment

## Stoja, Pula, Istria



peaceful year-round life. Just a 1-minute walk away, you'll find numerous shops, schools, private and public kindergartens, cafes, and bakeries.

Additionally, the apartment is situated in an attractive area surrounded by numerous parks, green fields, and small wooded areas ideal for walks. It's also just 800 meters from one of Pula's most famous beaches and promenades. This location offers everything you need, without the necessity of using a car.

For any additional questions, further information, or to arrange a viewing of the apartment and its location, feel free to contact us at any time.

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

## Stoja, Pula, Istria



Price per m<sup>2</sup>:  
4167 €

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

Stoja, Pula, Istria



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# Apartment

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# Apartment

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# Apartment

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