

Apartment

Pula, Istria



Ref	RE-U-34330
Type	Apartment
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	90 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 342 000

Luxurious Two-Story Family Penthouse in a Prime Location in Pula, mere 1 km from the sea.

We are excited to present this high-quality penthouse apartment, situated in a smaller residential building with only a few units, located in one of the most sought-after areas of Pula. This premium family penthouse is an ideal opportunity for those seeking their own haven of peace and luxury, as well as for investors looking for rare opportunities in the tourist rental market.

Property Overview:

This penthouse offers a spacious 90 square meters of living area spread across two floors. Upon entry, a cozy hallway leads into an open-concept living space without partition walls. The living room is large and comfortable, bathed in sunlight throughout the day, thanks to expansive glass windows and the apartment's excellent orientation. The living area seamlessly flows into a family-sized dining area, adjacent to a modern, fully equipped kitchen set slightly apart for added privacy.

From the living and dining areas, you can access a generously-sized, partially covered terrace, offering breathtaking views of the surrounding landscape and the sea. The thoughtfully designed layout ensures each room serves its intended purpose, providing comfort and functionality. Additionally, a storage room is conveniently located on the first floor.

A stylish internal staircase, lined with elegant Kanfanara stone, leads to the upper level of the apartment. Here, you'll find two spacious bedrooms, both featuring stunning views of the lush greenery, as well as a well-appointed bathroom.

Additional Features and Technical Details:

- The apartment is being sold fully furnished, as shown in the photos.
- The property has clear ownership, with the title held by a single owner, and all required documentation for the building is in order.
- Equipped with air conditioning units in every room, and a gas central heating system for year-round comfort.
- Includes a small storage unit within the building, as well as a designated parking space in the building's courtyard.

This penthouse is a unique blend of luxury, comfort, and investment potential, making it a perfect choice for both families and investors looking to capitalize on Pula's thriving real estate market.

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

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3800 €

Average price/m² of this type
in this region:
3845 €

Median price/m² of this type
in this region:
3661 €

Average price/m² of this type
in Croatia:
4486 €

Median price/m² of this type
in Croatia:
4167 €

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