

Apartment

Vidikovac, Pula, Istria



Ref	RE-U-34154
Type	Apartment
Region	Istria > Pula
Location	Vidikovac, Pula
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	64 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 207 500

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Modern apartment with 2 bedrooms in a great location on Vidikovac, Pula!

We are pleased to offer this modern and comfortable apartment, situated in one of the most sought-after areas of Pula. Conveniently located near all essential amenities for everyday life, as well as beautiful walking paths and well-maintained beaches, this property is ideal for anyone seeking a family home or a valuable investment opportunity in tourist rentals.

Apartment Description: This 64 m² apartment is located on the 1st floor of a newer building with only three residential units. Upon entering, a small lobby leads into the main living area, designed as an open-plan space without partition walls. It features a modern, fully equipped kitchen with a spacious dining area, and a large, comfortable living room that opens onto a covered terrace with views of the surrounding village. The large glass windows allow for an abundance of natural light, giving the apartment a bright and airy feel.

The apartment also includes two spacious bedrooms, both featuring large windows that enhance the feeling of luxury and openness. Additionally, there is a modern bathroom with a shower.

Additional Information:

- The apartment is sold fully furnished, including all appliances and household goods.
- Equipped with underfloor heating and air conditioning in the living area.
- High-quality windows with triple-glazed glass.
- 10 cm Styrodur façade insulation ensures energy efficiency.
- Clear ownership, with all necessary documentation in place.

Location: The apartment is ideally located close to the city and all necessary amenities. Schools and kindergartens are just a 3-minute walk away, shops and supermarkets are nearby, and the city center is a 4-minute drive. The university is only 5 minutes away by car. The proximity to popular beaches and scenic walking paths, just a 5-minute drive from the apartment, makes this an excellent option for those looking to invest in tourist rentals.

Additional Option: There is also the opportunity to purchase a second, larger apartment on the same floor, measuring 100 m².

In summary, this is a high-quality property that deserves your attention—whether for a comfortable family home or a smart investment.

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:
3242 €

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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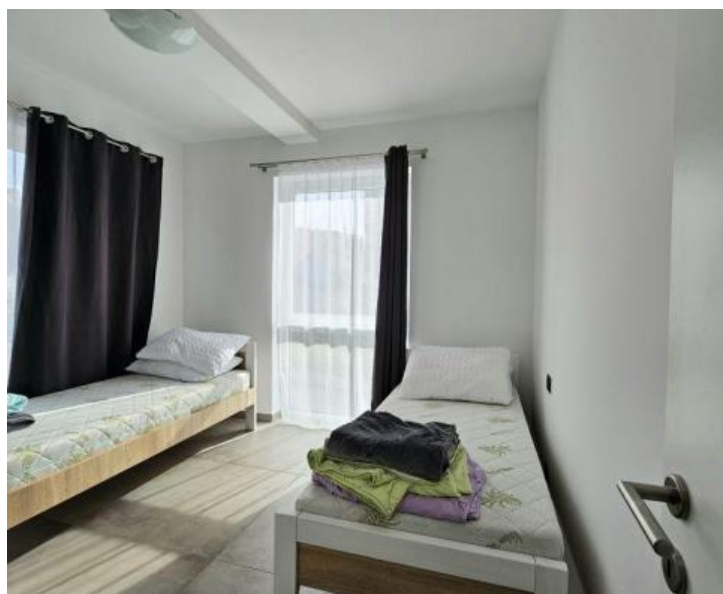
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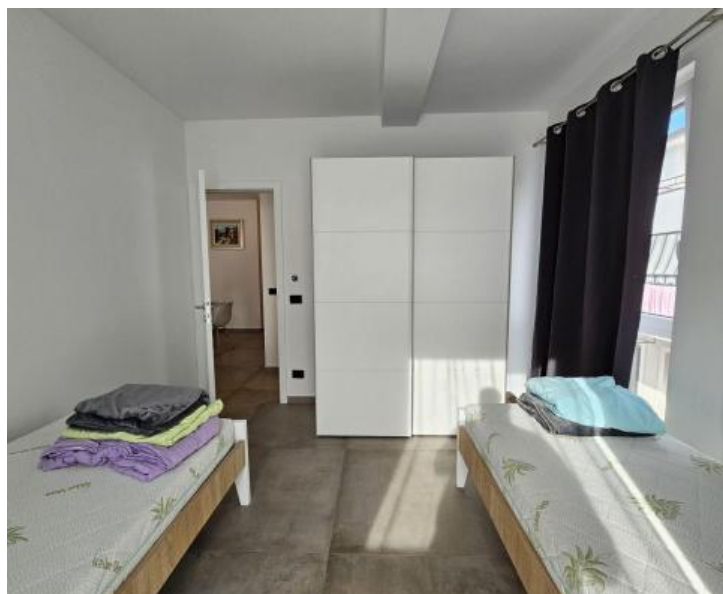
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