

# Apartment

## Valdebek, Istria



<b>Ref</b>	RE-U-34577
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Valdebek
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	93 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 299 720

A beautiful apartment with a garden in a great location in Pula, Valdebek district!

We offer you an apartment with a garden in a new project!

The position of the building is located in a quiet street that is 100 meters from the main road and very close to the shopping center as well as other facilities.

#### SUBJECT PROPERTY:

The apartment has a total of 93.66 m<sup>2</sup> and the square footage includes two parking spaces, a storage room and a garden.

The living area of the apartment with terraces is: 72.37

#### **Apartment A contains:**

entrance area and hallway → 9.09 m<sup>2</sup>

living room → 20.34 m<sup>2</sup>

kitchen → 7.09 m<sup>2</sup>

room 1 → 13.14 m<sup>2</sup>

bathroom 1 → 4.66 m<sup>2</sup>

bathroom 2 → 5.27 m<sup>2</sup>

room 2 → 12.78 m<sup>2</sup>

covered terrace → 11.09 m<sup>2</sup>

covered terrace → 10.20 m<sup>2</sup>

The works have started and the expected deadline for moving in is the fall of 2025!

An apartment that offers a lot of comfort and outdoor areas in a really good location due to the proximity of amenities but also peace due to the position of the building.

We are available for all other questions!

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.

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Price per m<sup>2</sup>:  
3223 €

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:  
4488 €

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

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