

Apartment

Pješčana Uvala, Istria



Ref	RE-U-34897
Type	Apartment
Region	Istria > Pula
Location	Pješčana Uvala
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	83 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 595 000

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Luxury apartment for sale, first row to the sea in Pješčana Uvala - just 5 km from Pula centre and international airport of Pula!

This stunning apartment of 83 sq.m. is located directly by the sea, on the second floor of a high-quality residential building.

Spanning two floors, it is accessed via a private elevator. The first floor features two bedrooms, a spacious living room with an open kitchen and dining area, and a bathroom. An internal staircase leads to the second floor, where you'll find another bedroom and a bathroom in the **Roh Bau** phase, awaiting your personal touch. From the first floor, you can enjoy a beautiful sea view.

The apartment has been luxuriously furnished and underwent a complete renovation in 2022.

All electrical installations, plumbing, carpentry, and ceramics were upgraded, and the apartment is now equipped with new furniture. It is fully air-conditioned for maximum comfort.

During the season, parking spaces are available for rent.

Located in an excellent position, this apartment offers direct sea access and is close to all essential amenities, including shops, restaurants, cafes, a seaside promenade, beautiful pebble and rocky beaches, a playground, and public transport. Pješčana Uvala is a charming tourist destination that remains vibrant even in winter, surrounded by lush greenery and a beautiful sea. The nearby Soline forest park adds to the area's appeal, providing an ideal environment for family life, relaxation, and recreation.

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 m²:
7169 €

Average price/m² of this type
in this region:
6695 €

Median price/m² of this type
in this region:
7869 €

Average price/m² of this type
in Croatia:
5458 €

Median price/m² of this type
in Croatia:
4963 €

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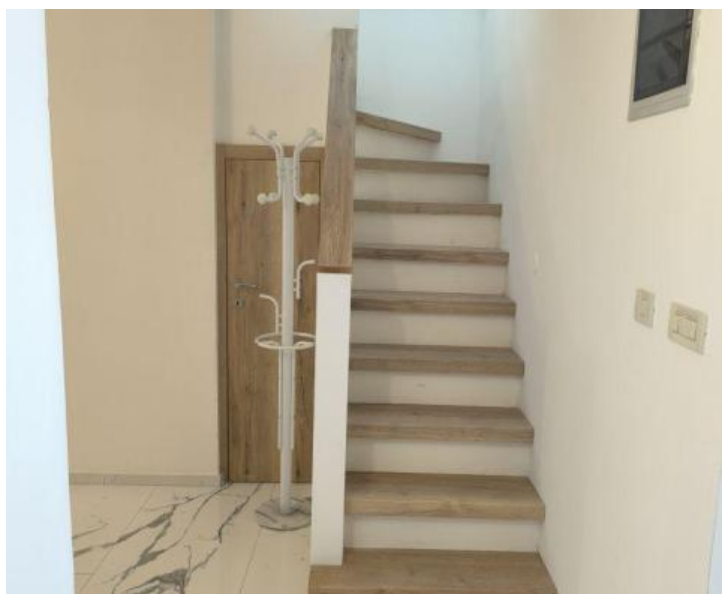
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