

# Land plot

## Banjole, Istria



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<b>Ref</b>	RE-U-37268
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	107 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 279 000

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A spacious and modern duplex apartment in Banjole, just 5 km from Pula, is now available for sale. With a total area of 107.66 m<sup>2</sup>, this fully furnished apartment is situated in a prime location near the sea, offering both comfort and functionality. The lower floor features a bright and airy living room with a dining area and kitchen, seamlessly connected to a covered terrace—perfect for relaxation and social gatherings. This level also includes a bathroom for added convenience. The upper floor comprises two comfortable bedrooms, an additional bathroom, and storage space. Equipped with central heating and air conditioning, the apartment ensures a comfortable stay throughout the year. A dedicated parking space is included, and all documentation is in order. This property presents an excellent opportunity for those seeking a modern home near the sea or a valuable investment for tourist rental.

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>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
291 €

Median price/m<sup>2</sup> of this type  
in this region:  
185 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €

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