

# Apartment

## Štinjan, Istria



<b>Ref</b>	RE-U-38298
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Štinjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	57 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 201 250

In a prime location in Štinjan, just 3-5 km from Pula, 800 meters from the beach, an apartment is for sale in a new development set to begin construction in October 2024.

The apartment spans 55m<sup>2</sup> and features a hallway, an open-concept living room with a kitchen and dining area that opens onto a terrace, two bedrooms—one with terrace access—and a bathroom. It also includes a designated parking space of 12.5m<sup>2</sup> (reduced area 2.5m<sup>2</sup>).

**Location:** Future owners will enjoy the convenience of having shops, a kindergarden, and a school within walking distance. The nearest beaches are just an 800-meter stroll away, reachable in about 10 minutes on foot.

### Apartment Features:

- PVC carpentry
- Underfloor heating throughout
- Air conditioning
- Chimney with the option of wood or pellet heating
- Choice of ceramics and sanitary ware depending on the construction stage

Payment follows the progress of construction, with completion expected in winter 2025. The seller is a legal entity, meaning the buyer is exempt from paying real estate sales tax.

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>:  
3531 €

Average price/m<sup>2</sup> of this type  
in this region:  
3845 €

Median price/m<sup>2</sup> of this type  
in this region:  
3661 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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