

Apartment

Centar, Pula, Istria



Ref	RE-U-10972
Type	Apartment
Region	Istria > Pula
Location	Centar, Pula
Front line	Yes
Sea view	Yes
Distance to sea	30 m
Floorspace	129 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 406 000

Special offer: Luxury Waterfront Apartment in the City Center with Stunning Sea Views!

This exquisite apartment is situated on the 3rd floor of a charming Austro-Hungarian building and underwent a comprehensive renovation in 2019. It boasts a total area of 129 m², and there is an additional 10 m² of storage space on the ground floor. The apartment has been intelligently divided into three self-contained units, each with its own private entrance. All three units have been entirely refitted and modernized, with two of them featuring spacious bedrooms, while the third unit is a stylish studio apartment.

Each unit is equipped with separate utility meters, air conditioning systems, new PVC windows that ensure ample natural light, and an efficient central gas heating system. The first one-bedroom apartment spans approximately 45 m², while the second one-bedroom unit offers approximately 43 m² of living space. The studio apartment, on the other hand, covers approximately 32 m².

The apartment's orientation is perfect, facing south and west, allowing for plenty of sunlight and breathtaking sunset views over the sea. Since 2019, this apartment has been successfully rented out during the summer season and has consistently received outstanding ratings from satisfied guests. It is now available for immediate occupancy, providing an exceptional opportunity to experience luxurious waterfront living in the heart of the city.

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:
3147 €

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

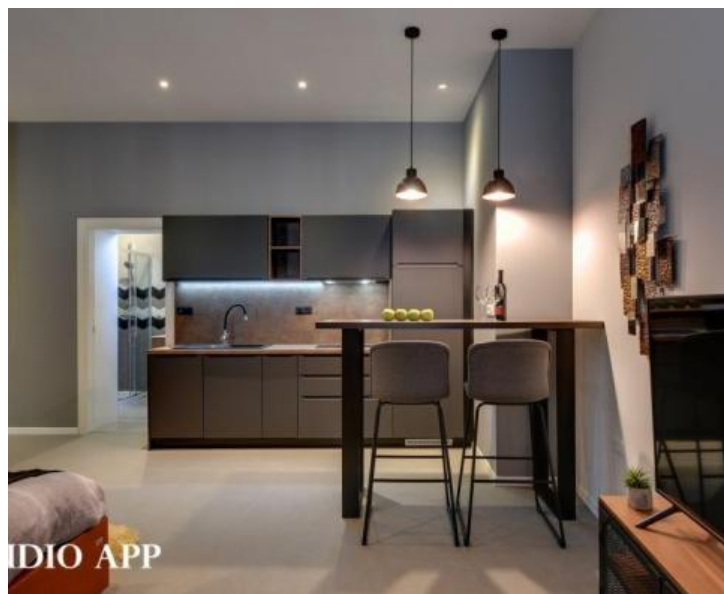
Median price/m² of this type
in this region:
7869 €

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

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

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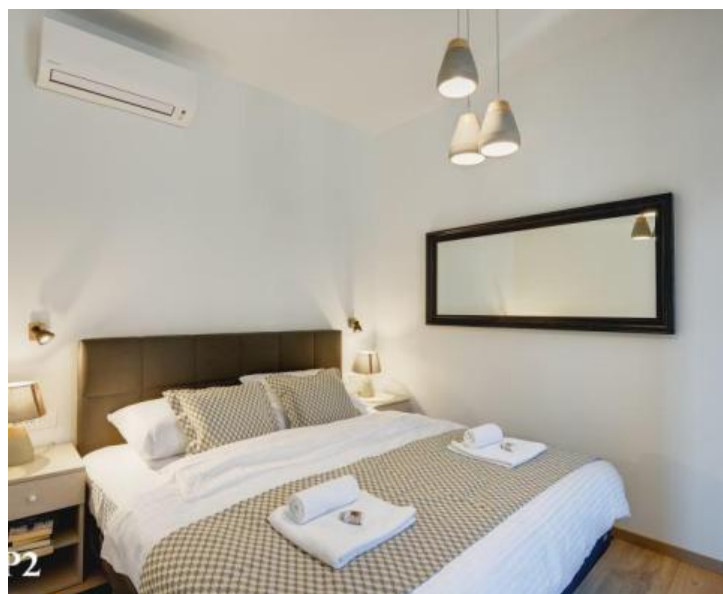
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