

Apartment

Štinjan, Pula, Istria



Ref	RE-U-24640
Type	Apartment
Region	Istria > Pula
Location	Štinjan, Pula
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	100 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 250 000

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Duplex-apartment with a beautiful view of the sea in Štinjan cc. 1 km from the beach!

We mediate in the sale of a two-story apartment with an area of 100 m² (NKP), actual area of 132 m².

It is located on the first floor and attic of the family house.

On the first floor, 24.55 m², there is a living room with a fireplace (there is a suitable chimney).

The internal stairs lead to the apartment on the mansard, from where there is a beautiful view of the Brijuni Islands and a large part of Istria (west/north), and of untouched nature from the bedroom balcony (east/south).

The apartment consists of two bedrooms, hallway, two terraces, living room, kitchen with dining room, bathroom with toilet. The mansard space is fully furnished and is being sold as such.

It is equipped with three air conditioners, two satellite and terrestrial antennas each. Complete carpentry is recent PVC, as well as two Velux skylights. The installation with central heating radiators (it is necessary to install a stove) was also carried out in the common boiler room on the ground floor of the house. The corresponding part of the garden is 141 m², on which there is a new garden house of 10 m². The house is oriented on all four sides of the world and is located in a quiet cul-de-sac. The apartment also has one parking space (uncovered).

Ideal for a quiet family life or as an investment for tourist purposes.

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:
2500 €

Average price/m² of this type
in this region:
3848 €

Median price/m² of this type
in this region:
3668 €

Average price/m² of this type
in Croatia:
4489 €

Median price/m² of this type
in Croatia:
4159 €

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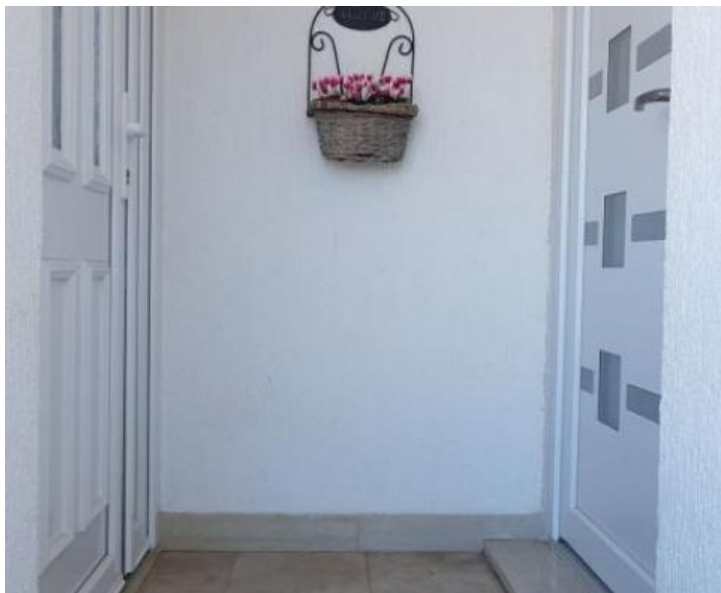
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