

Apartment

Monvidal, Pula, Istria



Ref	RE-U-29524
Type	Apartment
Region	Istria > Pula
Location	Monvidal, Pula
Front line	No
Sea view	No
Floorspace	109 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 296 290

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Apartment in Pula in Monvidal area - brand-new residence, perfect for permanent accomodation!

Luxurious 3-bedroom apartment of almost 110 sq.m. with den located on the second floor of a new building, just a few short minutes' walk from beaches, the sea, and promenades.

We proudly present a new construction project currently in the ROH-BAU phase, consisting of a total of 6 residential units organized so that there are 2 apartments on each floor. This is a high-quality building located just 2.5 km from beautiful well-maintained beaches, crystal-clear sea, and a promenade with a bike path through nature and parks.

With this project, you have the opportunity to own one of the rare properties on our market situated in a significant and luxurious location in the city of Pula, surrounded by family homes and modern buildings just a few minutes' drive from Medulin and the center of Pula.

The building's location is ideal for those looking to invest in luxury tourism development or for those seeking their private oasis of peace and privacy in magical and unmissable Pula.

Flat description: This is a comfortable and spacious apartment with a total living area of 90.08 m2 plus extras.

The rooms in the apartment are organized so that each fulfills its designated role, with the entrance featuring a hallway that separates the private area of the apartment from the living and entertainment area.

The part of the apartment intended for daily living and entertainment is designed as an "open space" area with space for a large kitchen, spacious dining area, and a large living room with access through glass doors to a covered terrace. The private part of the apartment consists of three bedrooms and two bathrooms, with one of the bedrooms being a master bedroom with its own bathroom. Two bedrooms have access to a terrace that offers a beautiful view.

Additionally, the apartment includes a storage room in the basement of the building and two designated parking spaces in the building's yard.

Additional technical info:

- The apartment is sold turnkey, without furniture.
- The price includes underfloor heating in the bathrooms, living room, and dining room.
- Air conditioning units will be installed in each room.
- High-quality joinery will be installed.
- Only verified high-quality materials are used during construction.
- The planned completion date and possibility of move-in are mid-2025.
- Changes according to buyers' wishes are possible during this construction phase.

Location info: The apartments are located in one of the rarely available locations on the market, especially

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when it comes to Pula. Everything necessary for everyday life is just a few steps from the apartment, with one of the greatest features of this location being the peace and privacy it provides, as well as its proximity to beaches and other amenities.

Therefore, the apartments are located in an ideal location for those seeking an opportunity to invest in the development of luxury tourism with a secure return on investment, as well as for those looking for the perfect place for their private oasis of peace and luxury.

For any additional questions, required information, or to schedule a viewing of the apartment, current construction phase, and location, feel free to contact us.

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:
2718 €

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:
4488 €

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

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