

# Apartment

## Pula, Istria



<b>Ref</b>	RE-U-30069
<b>Type</b>	Apartment
<b>Region</b>	Istria › Pula
<b>Location</b>	Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	97 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1

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**Price**

€ 449 836

Apartment with 3 bedrooms in Sisplac, Pula, mere 350 meters from the sea!

Sisplac is a borough in Pula, administratively under the jurisdiction of the Local Committee of St. Polycarp-Sisplac. It is bounded to the northwest by the Valkanas, to the north by St. Polycarp, to the east by Veruda, to the southeast by Valsaline, and to the south and southwest by the Adriatic Sea (including Zelenika Cove and Gortanova Cove). The immediate vicinity of the Lungomare promenade, Stoja, and the nearby beaches renders this location sought after and intriguing to all.

Positioned in the most coveted spot in Pula, with its luxurious residences, communal underground garage, and landscaped surroundings featuring parks and recreational amenities, the Sisplac project forms a unique entity that provides its inhabitants with all they need for a carefree life. The project comprises four standalone multi-residential buildings with a total of 120 residential units of various sizes, ranging from one to four bedrooms, including ground-floor units with accompanying gardens.

**The specific residential unit is situated on the ground floor of the building, covering a total area of 97.58 square meters. It comprises an entrance vestibule, a living space blending kitchen and dining, two bedrooms, a bathroom, and a storage area.**

**Each residence is equipped with top-quality materials and technology. The unit includes two garage spaces.**

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>:  
4637 €

Average price/m<sup>2</sup> of this type  
in this region:  
3848 €

Median price/m<sup>2</sup> of this type  
in this region:  
3668 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

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



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