

# Apartment

## Pula, Istria



<b>Ref</b>	RE-U-30067
<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>	109 sqm
<b>No. of bedrooms</b>	3

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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## Pula, Istria



**No. of bathrooms**

2

**Price**

€ 497 844

Magnificent 3-bedroom apartment in Pula, mere 350 meters from the sea!  
Perfect location close to stadium and city swimming pool!

Sisplac is a district in Pula, administratively falling 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 proximity to the Lungomare promenade, Stoja, and the nearby beaches make this location sought after and appealing to all.

Nestled 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 creates a unique whole, offering its inhabitants everything they need for a carefree life. The project consists of 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 particular residential unit is situated on the second floor of the building, covering a total area of 121.2 square meters.**

**It comprises an entrance vestibule, a living space blending kitchen and dining, three bedrooms, two balconies, a walk-in wardrobe, two bathrooms, and a storage room.**

**Each residence is outfitted 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>:  
4567 €

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:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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