

New development

Pješćana Uvala, Medulin, Istria



Ref	RE-U-31934
Type	New development
Region	Istria > Pula
Location	Pješćana Uvala, Medulin
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	96 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 484 600

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Luxury new complex with a sea view and an elevator, Pjescana Uvala mere 400 meters from the sandy beach!

Presenting an exquisite apartment for sale in a newly constructed project, nestled in one of the most desirable locales. This splendid sample apartment spans an impressive 119.12 m² and resides on the first floor. Its layout encompasses a welcoming hallway equipped with a wardrobe, an expansive living room seamlessly integrated with a kitchen and dining area, all of which opens onto a covered terrace. The apartment further boasts three well-appointed bedrooms and two elegantly designed bathrooms.

Location:

- Situated merely 400 meters, as the crow flies, from the nearest beach.
- Surrounded by a tranquil environment adorned with charming family homes.
- A pleasant stroll away from shops, beach bars, and delightful restaurants.

Apartment Amenities:

- The building offers both garage parking spaces and outdoor parking, available for purchase at an additional cost.
- An elevator enhances the appeal of this project, ensuring effortless access.
- Features include underfloor heating, air conditioning, and elegant parquet flooring throughout the living spaces.
- Electric shutters equipped with mosquito nets add to the convenience.

Construction is slated to commence in October 2024, with an anticipated completion in December 2025. The seller is a legal entity. Should you have further inquiries, we remain at your service.

Other apartments available in the residence:

Ground floor:

31931- 117 sq.m. - 3 bedrooms - 584950 eur

31865 - 90 sq.m. - 2 bedrooms - 451 800 eur

1st floor:

31933 - 115 sq.m. - 3 bedrooms - 574 950 eur

31932 - 107 sq.m. - 3 bedrooms - 534 200 eur

31518 - 110 sq.m. - 3 bedrooms - 551 650 eur

31126- 119 sq.m. - 3 bedrooms - 596 100 eur

Second floor:

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31935 - 106 sq.m. - 3 bedrooms - 531 000 eur

Great offer for Pula suburbs.

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.

Property advantages:

Garage
Floor heating
Lift

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Price per m²:
5.048 €

Average price/m² of this type
in this region:
3.798 €

Median price/m² of this type
in this region:
4.098 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

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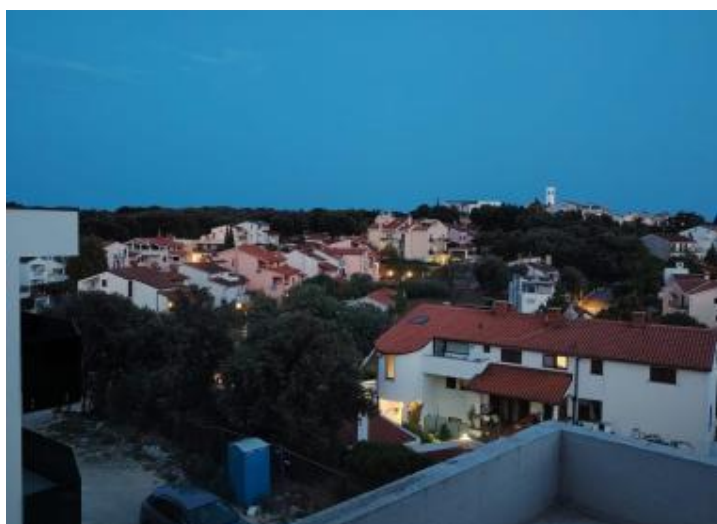
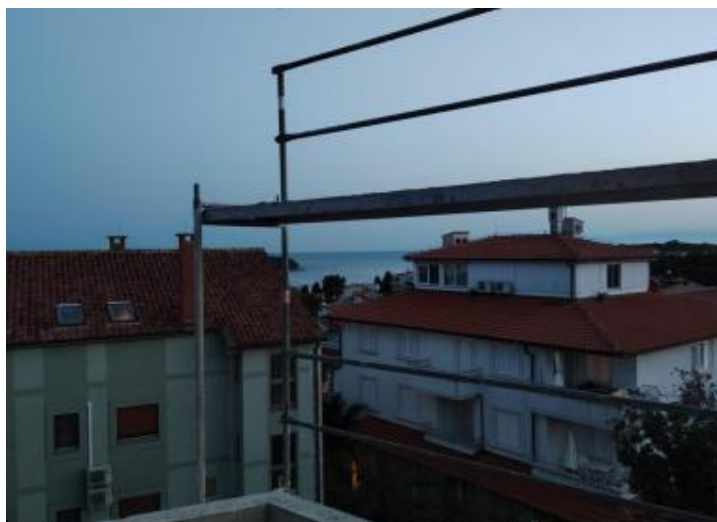
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