

Apartment

Stoja, Pula, Istria



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|------------------------|---------------|
| Ref | RE-U-35157 |
| Type | Apartment |
| Region | Istria > Pula |
| Location | Stoja, Pula |
| Front line | No |
| Sea view | No |
| Distance to sea | 600 m |
| Floorspace | 77 sqm |
| No. of bedrooms | 2 |

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No. of bathrooms

1

Price

€ 223 000

Spacious and Newly Renovated Apartment in Pula's Sought-After Stoja Neighborhood just 500 meters from the popular Lungo Marea promenade by the sea and Pebble Beaches!

Apartment Description

This expansive apartment is situated on the first floor of a small residential building, offering 77 m² of optimized living space.

Upon entry, you are welcomed into a hallway that connects all rooms while separating the living room from the kitchen and dining area.

The comfortable living room is bathed in natural sunlight and features a cozy, covered balcony—perfect for gatherings and entertainment.

The kitchen and dining area are separate from the living room. A brand-new kitchen has been installed, ideal for preparing your favorite meals, and the dining area is spacious enough for the entire family. Adjacent to the kitchen is a large storage room, perfect for all household essentials. The kitchen and dining area also open onto a lovely covered balcony, ideal for enjoying morning coffee in natural shade.

The apartment offers two generously sized bedrooms, including a master bedroom, along with a spacious bathroom.

Additional Information

- Fully renovated in 2023, featuring new PVC windows, updated electrical and plumbing systems, and modern flooring.
- The property has clean ownership records, with all building documentation in place. The apartments are individually registered, and **bank financing is available**.
- Conveniently located near a kindergarten, primary school, and shops, with ample parking available around the building.

For further questions, additional details, or to schedule a viewing, 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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Property advantages:

Storage
Urbanized
Modern

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Price per m²:
2.896 €

Average price/m² of this type
in this region:
3.863 €

Median price/m² of this type
in this region:
3.839 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

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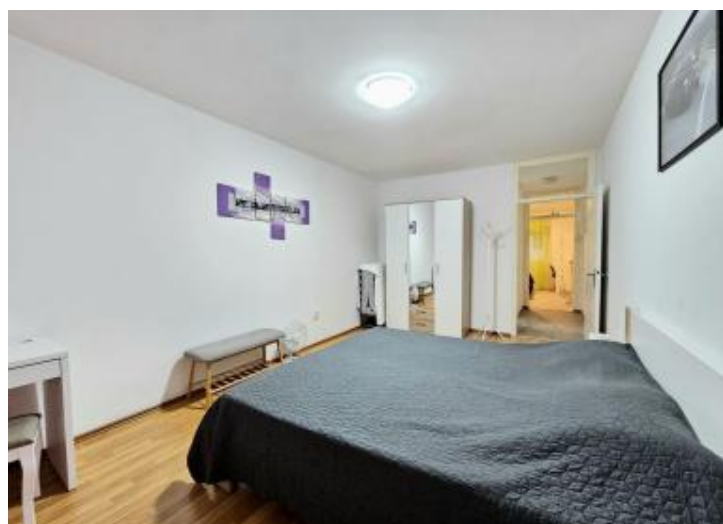
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