

# New development

## Premantura, Istria



<b>Ref</b>	RE-U-38210
<b>Type</b>	New development
<b>Region</b>	Istria > Pula
<b>Location</b>	Premantura
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	74 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 364 500

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This new luxury development in Premantura offers six high-quality apartments just 500 meters from Cape Kamenjak and its beautiful natural beaches.

Built with premium materials, the project ensures modern comfort and easy access to everyday amenities.

The sample available 74.50 m<sup>2</sup> apartment on the second floor is designed for maximum functionality. It features an entrance hall with wardrobe space, an open-plan living area with access to a 9.30 m<sup>2</sup> covered terrace, a kitchen with a dining area, a spacious bathroom, a pantry, and two comfortable bedrooms, one of which has its own terrace. A private parking space is included.

The apartment comes with underfloor heating in all rooms, three inverter air conditioners, electric shutters with mosquito nets, premium insulation, and high-quality carpentry with double-layer gas-filled glass. First-class ceramics will be installed throughout, with parquet flooring in bedrooms. Buyers can choose finishes, and no real estate transfer tax applies. Completion is expected by the end of 2025.

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More apartments available in this complex:

38209 - 2 bedrooms - 67 sq.m. - 2d floor - **328.500€**

38211- 2 bedrooms - 99 sq.m. -ground floor with garden - **523.500€**

38212 - 2 bedrooms - 95 sq.m. - ground floor with garden - **503.500€**

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:

- Storage
- Floor heating
- Garden
- Modern

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Price per m<sup>2</sup>:  
4.926 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.798 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.098 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.587 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.261 €

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apt. 202		STAN • APARTMENT	
2. kat	3+KK	74.5 m <sup>2</sup>	
• Entrance hall		6.8 m <sup>2</sup>	
aća soba 1 • Bedroom 1		8.9 m <sup>2</sup>	
aća soba 2 • Bedroom 2		10.8 m <sup>2</sup>	
kućica • Bathroom		5.8 m <sup>2</sup>	
na soba • Living room		24.1 m <sup>2</sup>	
vš • Storage		1.8 m <sup>2</sup>	
a 1 • Terrace 1	7.9 m <sup>2</sup>	6.0 m <sup>2</sup>	
a 2 • Terrace 2	10.3 m <sup>2</sup>	7.8 m <sup>2</sup>	
pg (1x) • Parking (1x)	10.5 m <sup>2</sup>	3.5 m <sup>2</sup>	
<b>vršina • Total area</b>		<b>74.5 m<sup>2</sup></b>	

