

# Apartment

## Banjole, Istria



<b>Ref</b>	RE-U-39129
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	62 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 253 290

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An apartment is available on the first floor in a beautiful location, just 200 meters from the sea in Banjole. The building is situated in a green oasis surrounded only by family houses, which is a rare find on the market. The apartment offers 62.34 square meters of living space and consists of an entrance hall, a spacious living room with a kitchen and a view of the greenery, two bedrooms, and a bathroom. A parking space on the property is also included.

The visualizations shown in the advertisement are custom-made for this apartment, allowing you to see realistic furnishing options. There is also the possibility to connect with the interior design studio responsible for these visualizations if you wish to further personalize the space. The apartment will be ready for move-in in November-December 2025.

Apartment features include exterior PVC carpentry with triple glazing and aluminum shutters with electric motors, a facade with 12 cm thick insulation on the first floor and 8 cm plus 2 cm Travertine Bianco stone on the ground floor, Mitsubishi air conditioners, electric underfloor heating in all rooms with Wi-Fi thermostats, and Marca Corona ceramic floor tiles.

Buyers are exempt from paying real estate sales tax.

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:**

Floor heating

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Price per m<sup>2</sup>:  
4.085 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.863 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.839 €

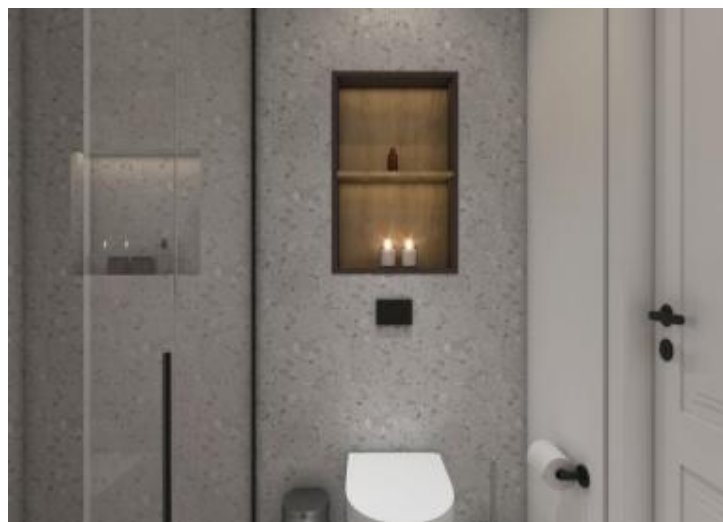
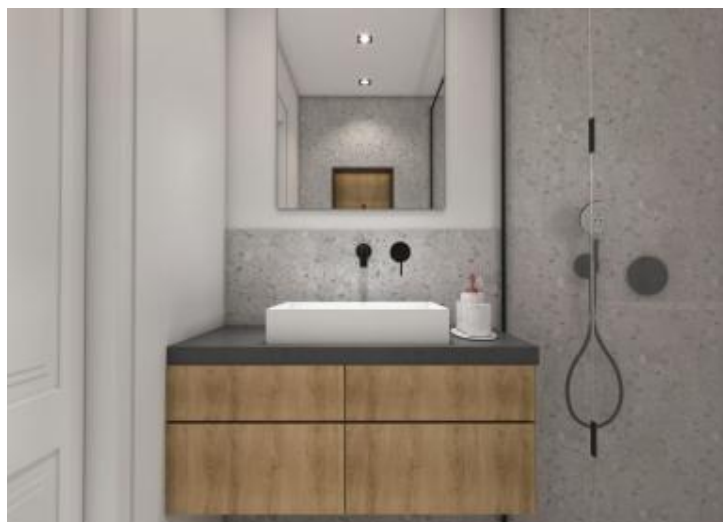
Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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