

Apartment

Banjole, Istria



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

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Price per m²:
4085 €

Average price/m² of this type
in this region:
3786 €

Median price/m² of this type
in this region:
3674 €

Average price/m² of this type
in Croatia:
4478 €

Median price/m² of this type
in Croatia:
4127 €

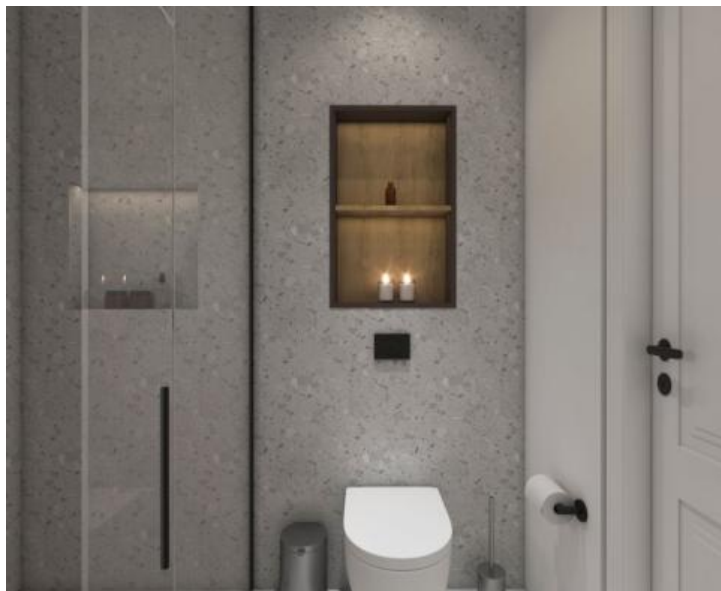
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