

New development

Štinjan, Istria



Ref	RE-U-39471
Type	New development
Region	Istria > Pula
Location	Štinjan
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	73 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 300 000

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Several new apartments of 2 bedrooms in Štinjan, with a private garage only 500m away from well-kept beaches and long walks by the sea!

If you're seeking a modern, comfortable, and practical home in one of Istria's most desirable areas, look no further. This newly built (2024) apartment is located in a quiet, sunny part of Štinjan—just minutes from Pula's city center and only 500m from beautiful beaches. Ideal for families, vacations, or as a rental investment, the building offers an elevator, private garages, and the option to add a shared pool or summer kitchen in the yard.

Apartment Features:

Located on the first floor, the 73 m² apartment boasts a spacious open-plan kitchen, dining, and living area that opens onto a large covered terrace. There are two comfortable bedrooms, a modern bathroom, a guest toilet, and a welcoming entrance hall with a cloakroom. The apartment comes with a private parking space, a garage with extra storage, and a share of the fenced backyard—perfect for a pool or garden.

Additional Information:

- Sold unfurnished, turnkey
- Clear ownership, 1/1
- Air conditioning and underfloor heating in every room
- High-quality PVC windows with mosquito nets
- 10cm wool facade insulation
- Secure yard with electric gate

Location:

Štinjan offers a peaceful, high-quality lifestyle close to the sea, green spaces, and the Brijuni National Park. With excellent infrastructure—bike paths, sports fields, playgrounds, and beach bars—it's perfect for families, getaways, or investment. The area's popularity and rising property values make this a smart choice for buyers.

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Don't miss out—contact us today to make this exceptional apartment your new home or investment!

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
- Storage
- Floor heating
- Lift
- Garden
- Modern

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Price per m²:
4.110 €

Average price/m² of this type
in this region:
3.741 €

Median price/m² of this type
in this region:
3.963 €

Average price/m² of this type
in Croatia:
4.523 €

Median price/m² of this type
in Croatia:
4.240 €

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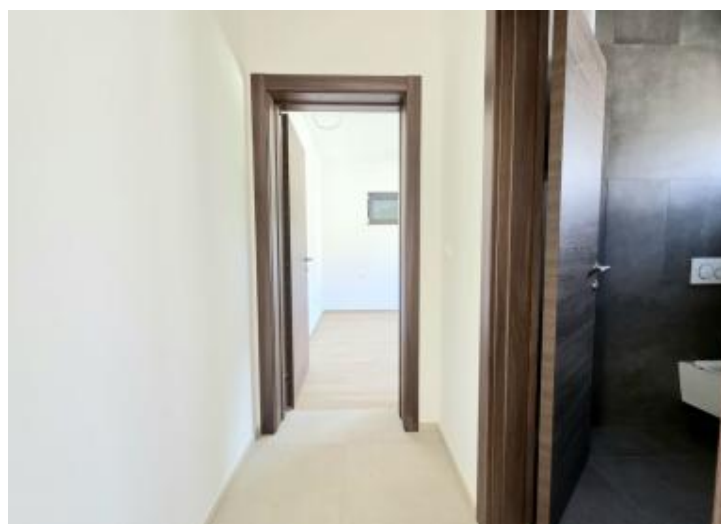
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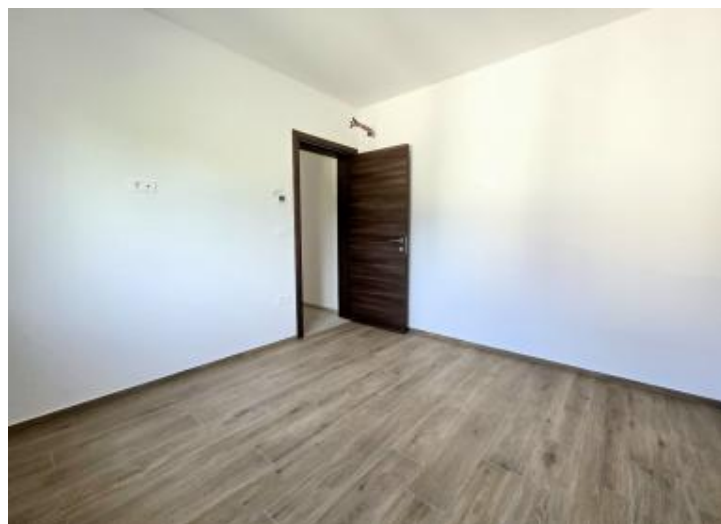
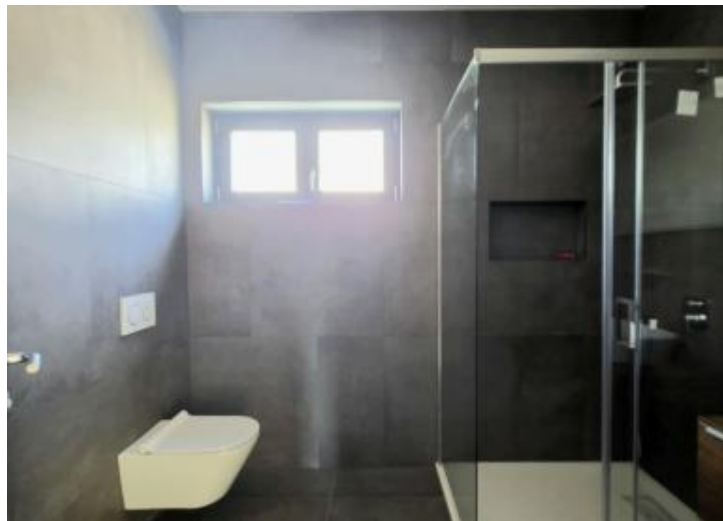
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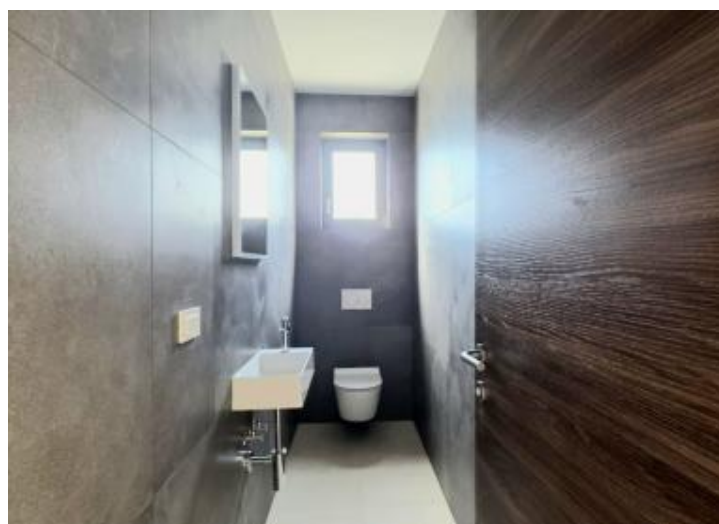
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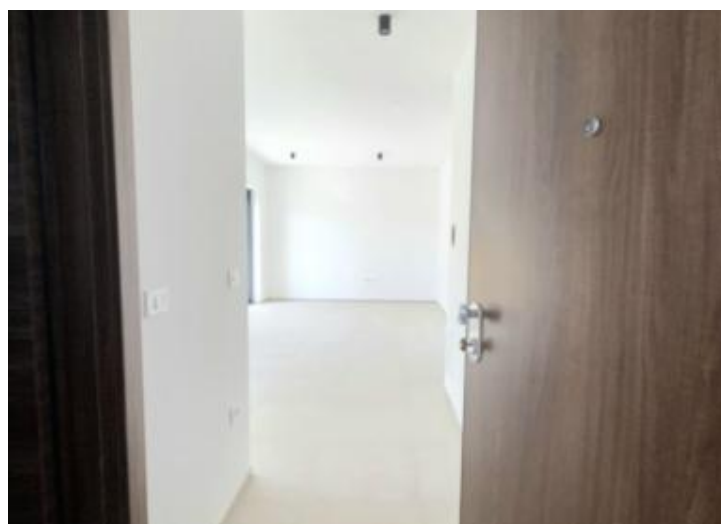
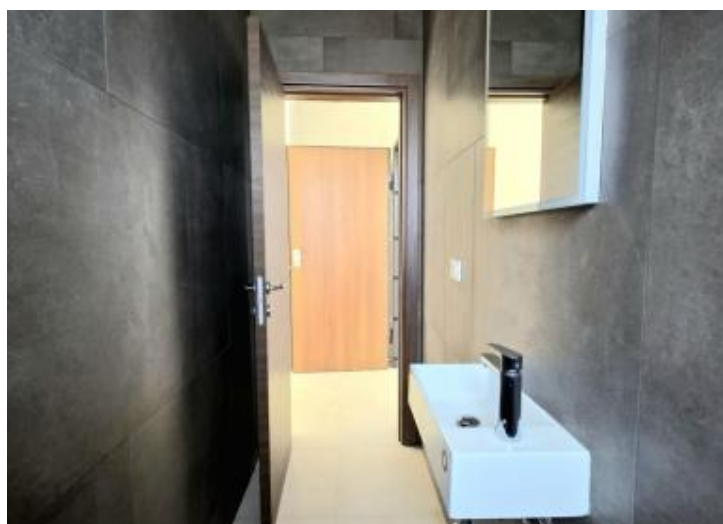
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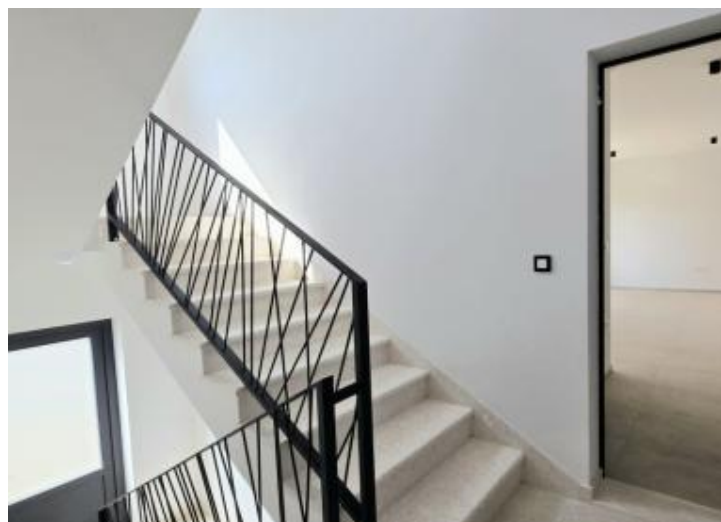
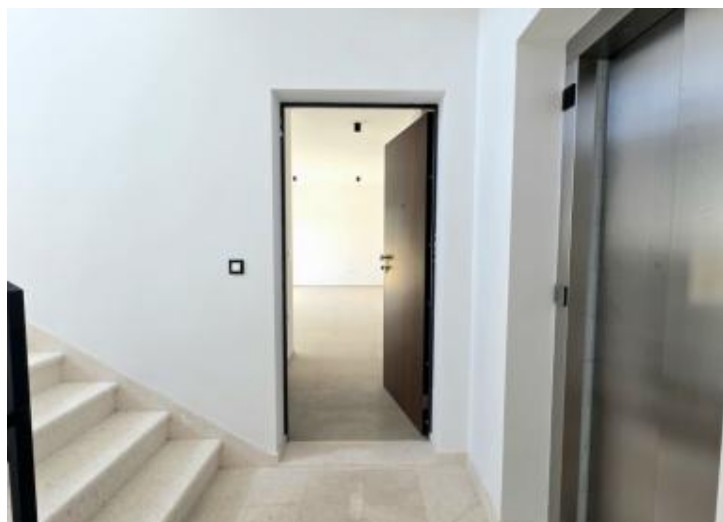
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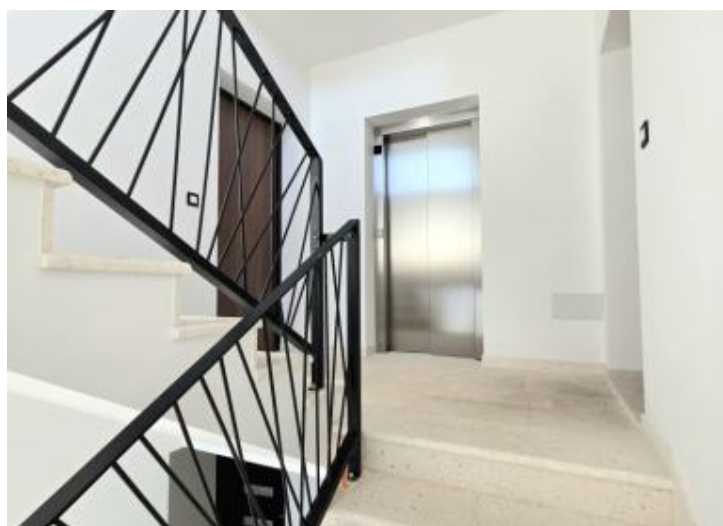
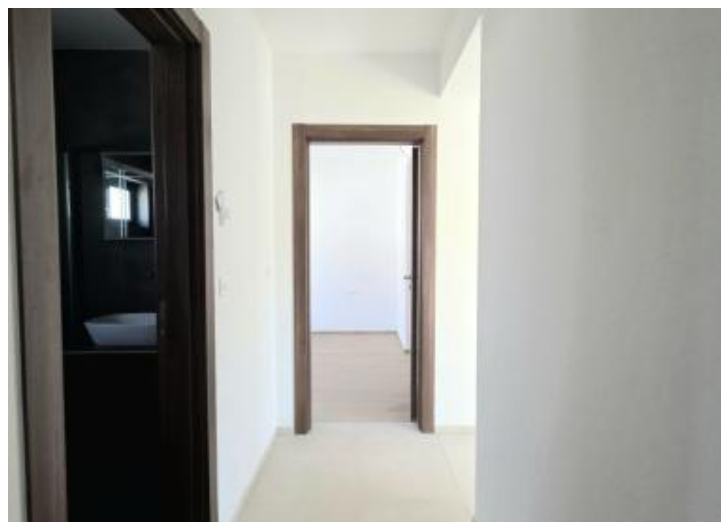
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