

# Apartment

Nova Veruda, Istria



<b>Ref</b>	RE-U-33398
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Nova Veruda
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	59 sqm
<b>Plot size</b>	420 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 240 000

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## Nova Veruda, Istria



Modern ground floor apartment with yard in Nova Veruda, Pula, 800 meters from the sea!

In one of the most sought-after areas of Pula, Nova Veruda, this comfortable apartment is situated on the elevated ground floor of a new building, offering future owners everything needed for a safe and peaceful living experience. The apartment is ideal for a young family or as a rental property with a reliable return on investment.

The apartment covers 59 m<sup>2</sup> of living space, designed to provide maximum comfort and efficient use of space. At the entrance, there is a vestibule with space for a wardrobe, leading into an open-plan living area filled with natural light. This space combines a cozy living room, dining area, and a modern kitchen perfect for preparing meals. Two bedrooms are accessed via a hallway: a master bedroom and a second bedroom suitable for guests or children. Adjacent to the bedrooms is a bathroom with a shower.

The apartment also includes a private yard measuring 4.20 by 4 meters, ideal for socializing with friends and family, featuring seating and a small barbecue. Additionally, the property has its own private parking space.

The apartment is sold fully furnished. The owner is a private individual. It is equipped with air conditioning and a chimney that allows heating with a pellet or wood stove.

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:**

Modern

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Price per m<sup>2</sup>:  
4.068 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.866 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.831 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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