

# Apartment

## Valbandon, Istria



<b>Ref</b>	RE-U-41511
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Valbandon
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	87 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 285 000

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Beautiful duplex apartment of 87 sq.m. with terraces near the sea in Valbandon-Fažana!

This beautifully furnished two-level apartment is offered for sale in a fantastic location near the coast. The property features a bright living room, a fully equipped kitchen with a dining area, two comfortable bedrooms, a modern bathroom, and two spacious terraces, each located on a separate floor.

The apartment also includes a private storage room and a dedicated parking space. It is sold fully furnished and equipped with air conditioning for both heating and cooling. South-facing and completely renovated in 2022, the apartment is ready for immediate use.

Currently rented out for tourist purposes, the property has excellent occupancy rates, offering a great opportunity for continued rental income. Alternatively, it can be converted into a permanent residence or holiday home.

All documentation is in order.

Please feel free to contact us for further details.

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  
Modern

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Price per m<sup>2</sup>:  
3.276 €

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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