

Apartment

Pula, Istria



Ref	RE-U-43276
Type	Apartment
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	100 sqm
No. of bedrooms	2

Apartment

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No. of bathrooms

1

Price

€ 395 000

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Fully furnished luxury apartment with terrace, just 150 meters from the sea, including parking – prestigious outskirts of Pula!

Located in a quiet street in one of Pula's most sought-after areas, this 99.9 m² apartment is part of a small building with only six units.

Completely renovated in 2025, the apartment comes with a five-year warranty on all appliances. Only top-quality materials were used, including solid wood, black-nero granite countertops, tonalite granite on the terrace, and a handmade acacia wood dining table.

The main living area features an open-plan layout with a spacious living room, kitchen, and dining area of 60 m², flooded with natural light through large glass walls and opening onto a covered terrace of 23 m², offering partial sea views. The master bedroom measures 12 m² and includes a separate walk-in wardrobe. The apartment also features a 9 m² bathroom with underfloor heating and a separate utility room for household appliances.

High-end features and appliances include remote-controlled screen line blinds, new shutters and mosquito nets, thermal window films, air recovery system, air conditioning, washing machine and dryer, fridge with freezer, microwave, dishwasher, and an 8 kW electrical connection.

The apartment comes with a covered parking space of 15 m².

All essential amenities are within easy reach, including shops, cafés, a marina, and a playground. The sea is just a 3-minute walk away, while the sandy beach Pješćana Uvala is only 6 minutes on foot.

This property offers a rare combination of modern luxury, convenient location, and proximity to the sea, making it a perfect choice for a primary residence, holiday home, or investment in Pula's prestigious coastal area.

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
Modern

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Price per m²:
3.950 €

Average price/m² of this type
in this region:
3.866 €

Median price/m² of this type
in this region:
3.831 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

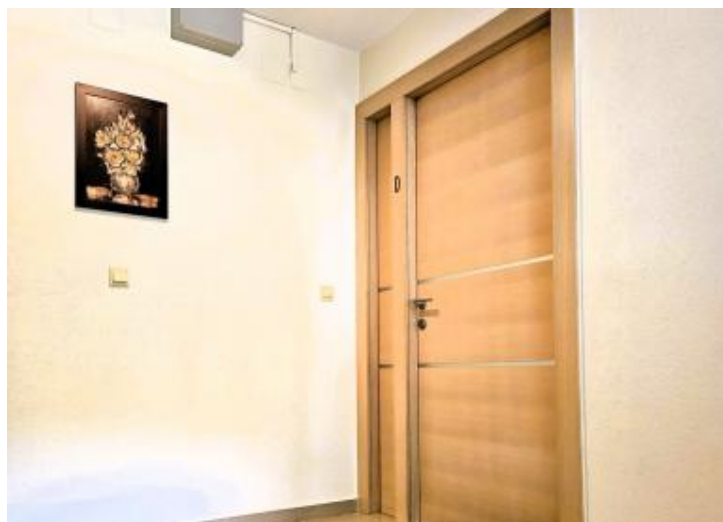
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