

Apartment

Štinjan, Istria



Ref	RE-U-41093
Type	Apartment
Region	Istria > Pula
Location	Štinjan
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	118 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 390 000

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Penthouse with 3 bedrooms and a beautiful sea view in Štinjan, mere 800 meters from the sea, is for sale!

In an exceptional coastal location near the beaches and the historic city of Pula, a stunning penthouse with a sea view is now available—an outstanding opportunity for anyone seeking real estate in Croatia to buy, especially those looking for a premium apartment in Istria for sale or a modern apartment in the Pula area for sale.

The penthouse offers 118.84 m² of contemporary living space and features a well-designed layout that includes a hallway, an open-plan living room with a kitchen and dining area, three bedrooms, two bathrooms and a large panoramic terrace with an impressive sea view. This outdoor area is a major highlight, ideal for relaxing, dining or enjoying the Mediterranean atmosphere year-round.

The location significantly enhances the value of this property in Croatia to buy. Everyday conveniences such as a shop, kindergarten and school are all within walking distance, while the first beaches are just a 10-minute walk away. With the coastline only 800 meters from the building, this penthouse offers the perfect balance between peaceful residential living and immediate access to the sea.

The apartment is equipped with quality features, including PVC joinery, underfloor heating throughout the entire interior, air-conditioning and a functional chimney that allows heating with wood or pellets. Depending on the construction stage, buyers may also choose their preferred ceramic tiles and sanitary ware, offering the opportunity to personalize the final interior style.

Payment is organized according to the progress of construction, and the completion of works is planned for summer 2026. The seller is a legal entity, which means the buyer is exempt from paying real estate transfer tax—a significant financial advantage when purchasing property in Croatia to buy.

This is a rare chance to secure a high-quality, modern penthouse in one of the most desirable areas of Istria, combining comfort, investment potential and an unbeatable location close to Pula and the Adriatic Sea.

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
Urbanized
Modern

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Price per m²:
3.305 €

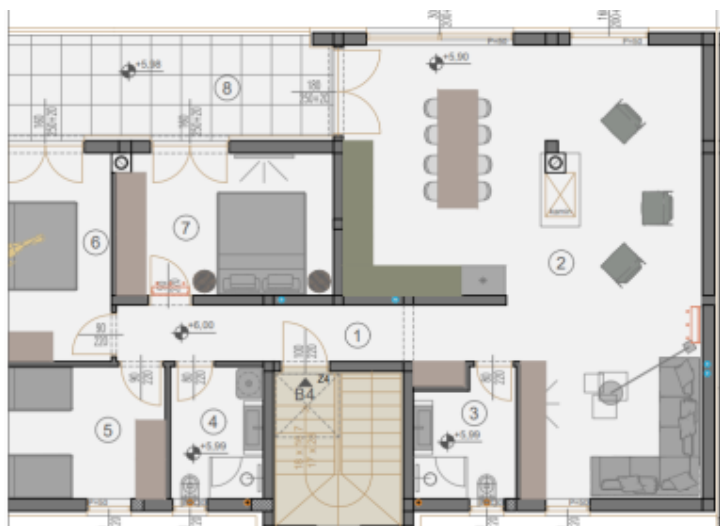
Average price/m² of this type
in this region:
3.863 €

Median price/m² of this type
in this region:
3.839 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

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