

New development

Valmade, Istria



Ref	RE-U-44245
Type	New development
Region	Istria > Pula
Location	Valmade
Front line	No
Sea view	No
Floorspace	0 sqm
Plot size	87 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 195 000

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We are offering a new complex of apartments in Valmade area of Pula, Istria.

Sample offer is an apartment with a private garden in the immediate vicinity of the city center. It is part of a new residential complex, while the specific building contains only three residential units, ensuring privacy and a comfortable living environment.

The location is very attractive, within walking distance of shops, gyms, cafés, and restaurants, so all daily amenities are close at hand. The historic city center is about a 15-minute walk away. Completion of construction is planned for the end of 2026 and the beginning of 2027.

The apartment offers 41.80 square meters of living space and includes a parking space calculated at 2.75 square meters by coefficient, a storage room of 1.12 square meters, and a large garden of 87 square meters, with a total calculated area of 54.37 square meters.

The property is well equipped for modern living. Air conditioning is installed in the living room and all bedrooms, and electric underfloor heating is provided in the living room, dining room, kitchen, hallway, and bathroom. Bedrooms have laminate flooring, while the rest of the apartment is finished with ceramic tiles. The apartment features anthracite PVC joinery with mosquito nets, as well as electric roller shutters above the large glass wall in the living room.

Payment is organized in stages: 10 percent is paid as a down payment, 50 percent upon reaching the roh-bau phase, 20 percent during finishing works, and the remaining 20 percent upon obtaining the usage permit.

Buyers are exempt from real estate transfer tax because the seller is a legal entity.

More apartments in the same building:

44246 - 59 sq.m. - 2 bedrooms - 205 000 eur

44247 - 59 sq.m. - 2 bedrooms - 210 000 eur

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
- Floor heating
- Garden
- Urbanized
- Modern

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Price per m²:
0 €

Average price/m² of this type
in this region:
3.798 €

Median price/m² of this type
in this region:
4.098 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

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