

# Apartment

Pula, Istria



<b>Ref</b>	RE-U-43791
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	115 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2

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**Price**

€ 370 000

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Beautiful five-bedroom duplex apartment in Pula centre.

A charming apartment is offered in the very center of Pula, only a few steps from the city's most famous landmark, the Pula Arena. The apartment extends over two floors with a total area of 115 square meters and is situated in a tidy, well-maintained and renovated building with only three residential units.

The ground floor features an entrance hall, laundry room, a spacious living room with kitchen and dining area, storage room and bathroom. An internal staircase leads to the first floor, where there are four bedrooms and an additional bathroom.

The apartment was completely renovated in 2023. All installations were replaced and new triple-glazed PVC windows with mosquito screens and roller shutters were installed, providing excellent sound and thermal insulation. The floors are finished with modern ceramic tiles, and for maximum comfort there is underfloor heating and air conditioning in every room.

The property is sold fully furnished and equipped, ready for immediate move-in with no further investment required. Its excellent central location makes it ideal for those who wish to live in the heart of the city, with schools, universities, markets, shops and all essential amenities within easy reach.

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
- Urbanized
- Modern

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Price per m<sup>2</sup>:  
3.217 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.863 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.839 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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