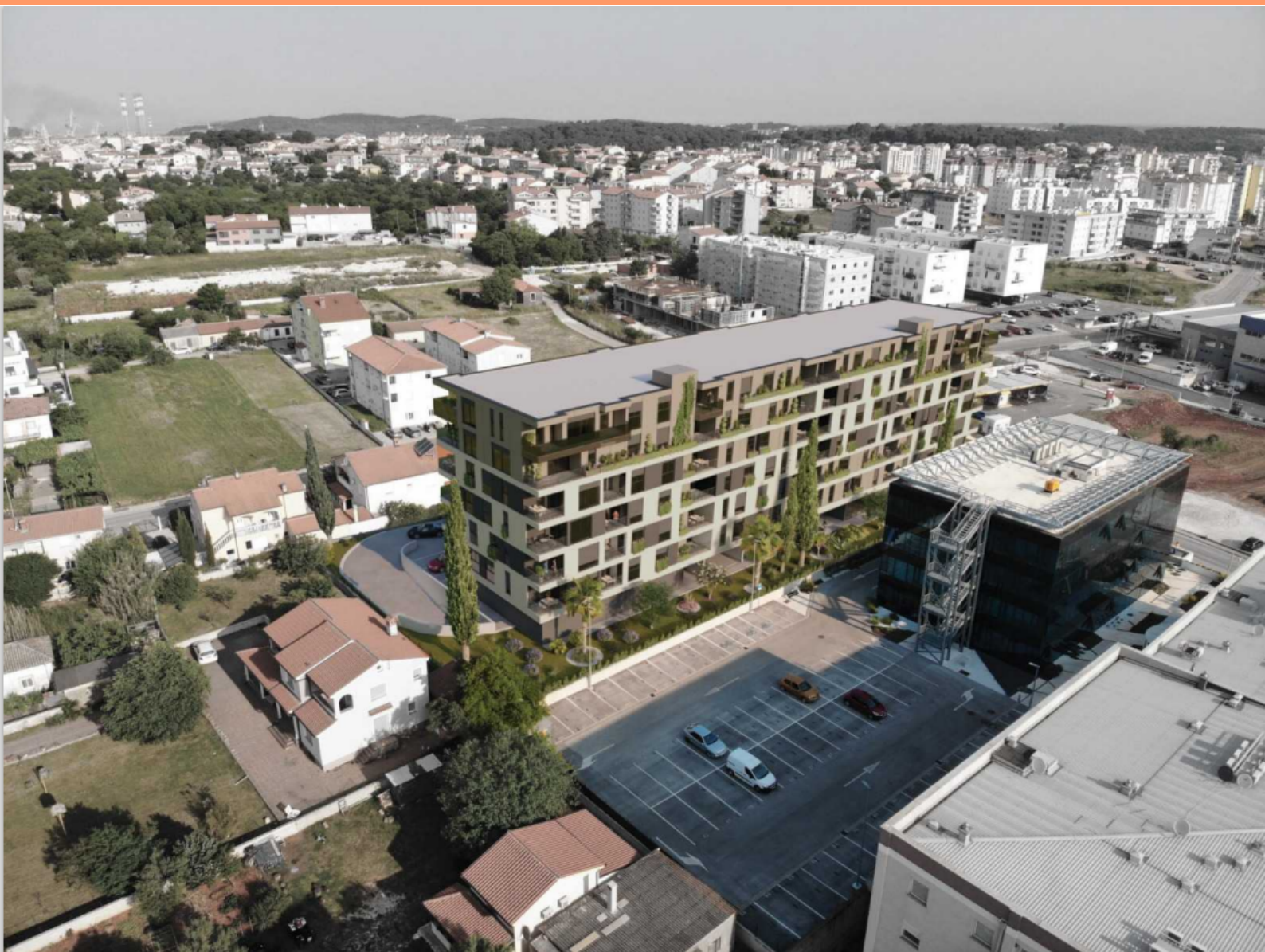


# Apartment

## Monvidal, Istria



<b>Ref</b>	RE-U-30000
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Monvidal
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	56 sqm
<b>No. of bedrooms</b>	2

# Apartment

## Monvidal, Istria



**No. of bathrooms**

1

**Price**

€ 247 600

# Apartment

## Monvidal, Istria



This bestseller residential complex in Pula is a new development in a highly frequented location in Istria, ideal for modern living and investment. It is situated in the Monvidal neighborhood, an area known for Fort Monvidal, a historic land fortress built in the second half of the 19th century by the Austro-Hungarian Empire to protect the main naval port. The fort formed part of the Pula Coastal Region defense system and was strategically oriented from northeast to southwest, guarding both land and sea approaches.

In this same Monvidal district stands a larger residential building with a total of six floors. It is positioned right next to the Pula bypass and in close proximity to a major shopping center. The city center of Pula is only a few minutes away, and the nearby bypass provides quick connections to the first Pula beaches and the Istrian Y motorway, ensuring easy access to the entire region. Apartments are located from the first to the sixth floor, while parking spaces are situated on the ground floor of the building.

The building consists of 90 residential units of different sizes. Each apartment is equipped with electric underfloor heating in the bathrooms, quality ceramic tiles and laminate flooring, Ariston Velis water heaters, inverter air-conditioning units, security entrance doors, and white interior doors. Buyers can choose between one-, two-, or three-bedroom apartments suitable for families, couples, holiday homes, or rental property investments in Pula and Istria.

The property presented here is located on the fourth floor and has a total living area of 56.85 m<sup>2</sup>. The layout includes an entrance hall with wardrobe area, living room with kitchen and dining space, two bedrooms, a bathroom, and a covered terrace. This attractive new-build apartment in Pula combines proximity to the sea, beaches, shopping centers, public transport, and main traffic routes, making it an excellent choice for comfortable living or as a profitable real estate investment in Istria.

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

# Apartment

## Monvidal, Istria



Price per m<sup>2</sup>:  
4.421 €

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 €

# Apartment Monvidal, Istria



# Apartment Monvidal, Istria



# Apartment Monvidal, Istria



# Apartment Monvidal, Istria

