

# Apartment

Štinjan, Istria



<b>Ref</b>	RE-U-42619
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Štinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	55 sqm
<b>Plot size</b>	90 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 269 000

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## Štinjan, Istria



We present a highly desirable new apartment for sale in Štinjan, one of the most sought-after residential areas near the coast. This move-in-ready property stands out on the market due to its private garden, quality construction, and modern equipment, making it an excellent choice for both comfortable living and secure investment.

The apartment offers approximately 55 m<sup>2</sup> of living space and is thoughtfully designed to provide both functionality and comfort. It consists of an entrance hall, a modern bathroom, a spacious bedroom, and an open-plan living area that includes a bright living room and a beautifully designed kitchen. From the living area, there is direct access to a terrace and a private garden measuring approximately 90 m<sup>2</sup>, creating an ideal setting for outdoor relaxation, family gatherings, or enjoying the Mediterranean lifestyle.

The price of the apartment includes complete ambient lighting as well as one private parking space assigned to the property. The apartment is located in a quiet area with minimal traffic, offering peace and privacy, while the nearest beach can be reached within a five-minute drive.

For year-round comfort, the apartment is equipped with air conditioning units in both the living room and bedroom, along with two phases of underfloor heating, providing efficient heating and cooling solutions. High-quality triple-glazed windows with electric shutters and mosquito nets ensure excellent insulation, security, and comfort. The living spaces are finished with parquet flooring, while the remaining areas feature premium ceramic tiles. Preparations for electric curtain tracks have also been installed, adding an extra level of modern convenience.

The apartment is sold by a legal entity, which means the buyer is exempt from paying real estate transfer tax, offering additional financial benefit. For any further information or to arrange a viewing, please feel free to contact us with no hesitation.

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
- Garden
- Urbanized
- Modern

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Price per m<sup>2</sup>:  
4.891 €

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 €

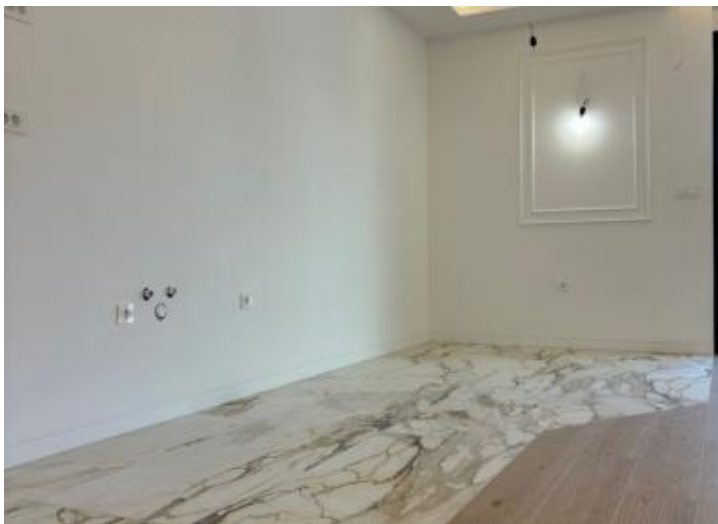
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