

# Apartment

## Štinjan, Istria



<b>Ref</b>	RE-U-42671
<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>	700 m
<b>Floorspace</b>	52 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	Price upon request

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ISTRIA, ŠTINJAN - Beautiful apartment with a garden near the sea in a new project.

ADRIONIKA CONSULTING presents a new project near the sea, where reservations are now being accepted. The apartment of 52 sq.m. is a ground-floor unit with two bedrooms, a private garden, a dedicated parking space, and a separate storage room. It is part of a small building that contains only four residential units in total.

The location is quiet and well-connected, just a few minutes' drive from the city centre and a short walk from the sea. The building offers the perfect combination of everyday practicality and comfort. All essential amenities are close by, including a pharmacy, school, kindergarten, shops, restaurants, and public transport. This makes the location ideal for families as well as individuals who want proximity to the city while enjoying a more relaxed and peaceful environment.

Construction is about to start in Spring 2026.

For further information, viewings, or reservations, please feel free to contact us.

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
- Garden
- Urbanized

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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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A06	nenatkrivena terasa	7,92	0,25	1,98
A07	dvoriste stan "A"	73,20	0,10	7,32
UKUPNO OTVORENO				9,30
UKUPNO STAMB. JED. A				52,22

ZAJEDNIČKI PROSTORI				
	Zatvoreno	m2	koef.	m2
Z01	stubište	5,14	1,00	5,14
Z02	stubište	10,53	1,00	10,53
Z03	stubište	9,10	1,00	9,10
S01	spremište stan A	4,73	0,50	2,37
S02	spremište stan B	4,73	0,50	2,37
S03	spremište stan C	4,73	0,50	2,37



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