

Apartment

Banjole, Istria



LIST 08

Ref	RE-U-27860
Type	Apartment
Region	Istria > Pula
Location	Banjole
Front line	No
Sea view	No
Distance to sea	600 m
Floorspace	80 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 243 000

Apartment

Banjole, Istria



Banjole – Spacious 2-Bedroom Apartment with Private Garden & Parking, 80 m² – NEW BUILD, Only 600 m from the Sea!

For sale in Banjole (Medulin Riviera, Istria): a modern 2-bedroom ground-floor apartment in a high-quality new residential building.

This bright and practical apartment offers a total net area of 80 m², including:

- 60 m² of interior living space
- 2 comfortable bedrooms
- Open-plan living room with integrated kitchen and dining area
- Bathroom
- Hallway
- Covered loggia

Plus exclusive outdoor amenities:

- Private garden area (~12 m² usable)
- Dedicated parking space (~3 m²)
- Additional storage room (~4.5 m²)

Perfectly located just 600 m from the nearest wild and organized pebble beaches in Banjole – famous for clear turquoise waters, pine-shaded coves (like Centinera and Banjole Beach), and family-friendly access.

Banjole is a peaceful coastal village on the Medulin Riviera, only ~10–11 km from vibrant Pula (with its airport, historic sites, and amenities), yet offering a relaxed seaside lifestyle with all modern conveniences nearby: shops, restaurants, cafes, and tourist facilities.

Ideal as a primary home, summer retreat, or high-potential tourism investment property in one of Istria's most sought-after coastal areas.

Contact us today for complete details, floor plans, exact pricing, construction status, availability, and viewing options on this attractive new-build apartment in Banjole!

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.

Apartment

Banjole, Istria



Property advantages:

Storage
Garden
Urbanized
Modern

Apartment

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Price per m²:
3.038 €

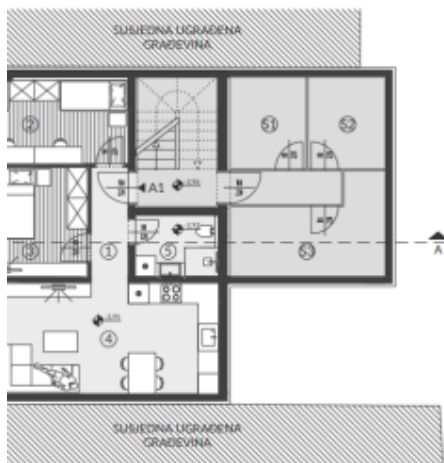
Average price/m² of this type
in this region:
3.866 €

Median price/m² of this type
in this region:
3.831 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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STAN "A1"

1	hodnik
2	spavaća soba
3	spavaća soba
4	kuhinja + blagovaonica + d
5	kućica
6	lođa (5,18 x 0,75)
Stan A1 ukupno:	
7	parkirno mjesto 2941 (12)
8	apartmani 51 (6,00 x 0,75)
9	net A1 (12,26 x 0,1)
Stan A2 ukupno:	



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