

# Apartment

## Duga Uvala, Istria



<b>Ref</b>	RE-U-45159
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Duga Uvala
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	75 sqm
<b>No. of bedrooms</b>	1

# Apartment

## Duga Uvala, Istria



**No. of bathrooms**

1

**Price**

€ 198 000

# Apartment

## Duga Uvala, Istria



DUGA UVALA – Ground Floor Apartment 75 m<sup>2</sup> with Terrace, Only 520 m from the Sea! EXCELLENT OPPORTUNITY

URGENT SALE!

For sale is a ground floor apartment in a newer residential building, with a total area of 74.88 m<sup>2</sup>, ideally located near the beach in Duga Uvala.

The apartment consists of:

- Entrance area
- Kitchen with dining area
- Living room
- Hallway
- Bathroom
- Bedroom
- Private garden
- Spacious terrace

This property is situated in a highly desirable location, just approximately 520 meters (air distance) from the sea, making it perfect for enjoying the Mediterranean lifestyle.

- ✓ Clear ownership
- ✓ Excellent and rare location
- ✓ Great investment potential

# Apartment

## Duga Uvala, Istria



The apartment is ideal for comfortable family living, but also represents an excellent investment opportunity for tourist rental due to its proximity to the beach and attractive surroundings.

Don't miss this rare chance - be one step ahead and secure a property with outstanding potential!

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:**

Urbanized

# Apartment

## Duga Uvala, Istria



Price per m<sup>2</sup>:  
2.640 €

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 €

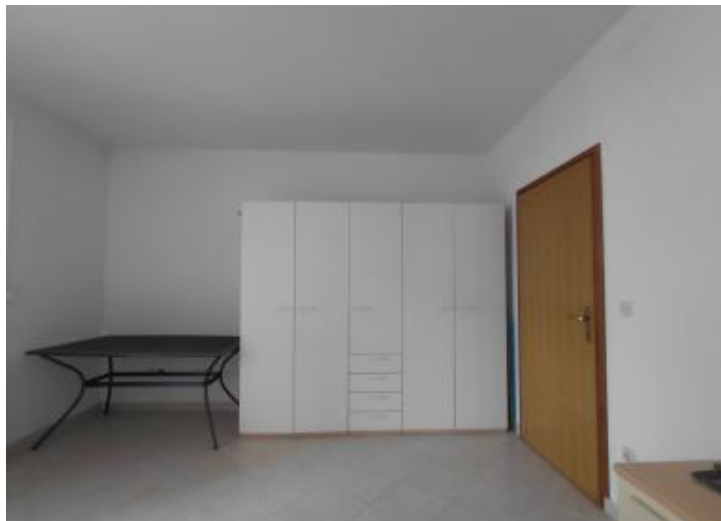
# Apartment

Duga Uvala, Istria



# Apartment

Duga Uvala, Istria



# Apartment

Duga Uvala, Istria



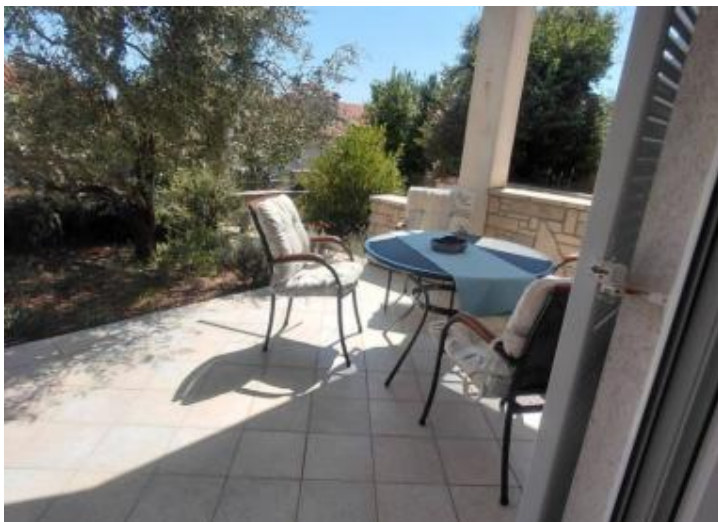
# Apartment

Duga Uvala, Istria



# Apartment

Duga Uvala, Istria



# Apartment

Duga Uvala, Istria

