

Apartment

Pula, Istria



Ref	RE-U-46307
Type	Apartment
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	67 sqm
No. of bedrooms	2

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No. of bathrooms

2

Price

€ 260 600

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Pula real estate for sale in Croatia offers an excellent opportunity to purchase a beautiful and spacious family apartment of 67 sq.m., located just 3 km from the sea in a calm and residential area of Pula.

This attractive property is situated in a small residential building with only three apartments, ensuring privacy, tranquility, and a pleasant living environment ideal for families or buyers searching for apartments in Istria to buy.

The apartment features a functional layout that includes a modern kitchen connected to the dining area and living room, two comfortable bedrooms, a bathroom, and a terrace perfect for relaxing and enjoying the Mediterranean climate. The master bedroom also has its own private bathroom, which is currently not in use but offers excellent potential for renovation and customization according to personal preferences. Special attention was paid to interior design details, and additional value is created by custom-made furniture that enhances both practicality and aesthetics.

Located away from city congestion, the property benefits from a peaceful neighborhood suitable for permanent residence while still providing convenient access to urban amenities and the nearby coastline. Comfort throughout the year is ensured by underfloor heating installed across the entire apartment, as well as air conditioning and high-quality PVC joinery. The apartment also includes a privately owned parking space and access to a storage room, adding further functionality for everyday living.

This apartment represents a well-balanced combination of comfort, privacy, and investment potential, making it a compelling option for buyers looking to invest in property in Croatia near the sea, whether for family use or long-term rental income.

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
- Floor heating
- Urbanized
- Modern

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Price per m²:
3.890 €

Average price/m² of this type
in this region:
3.863 €

Median price/m² of this type
in this region:
3.839 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

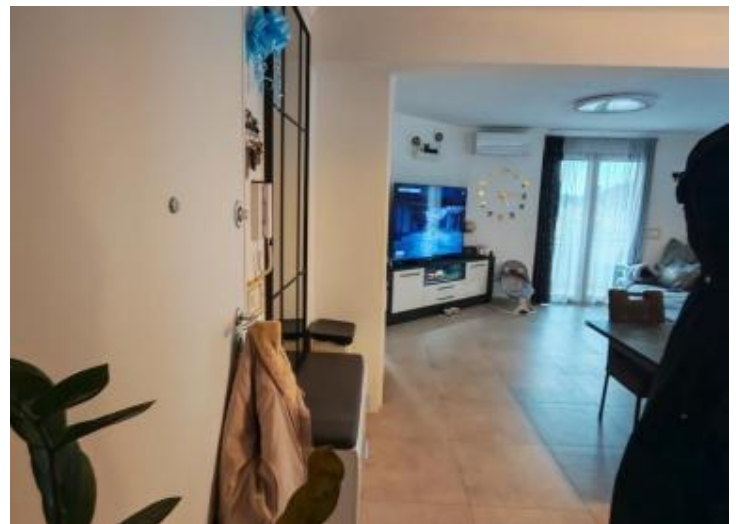
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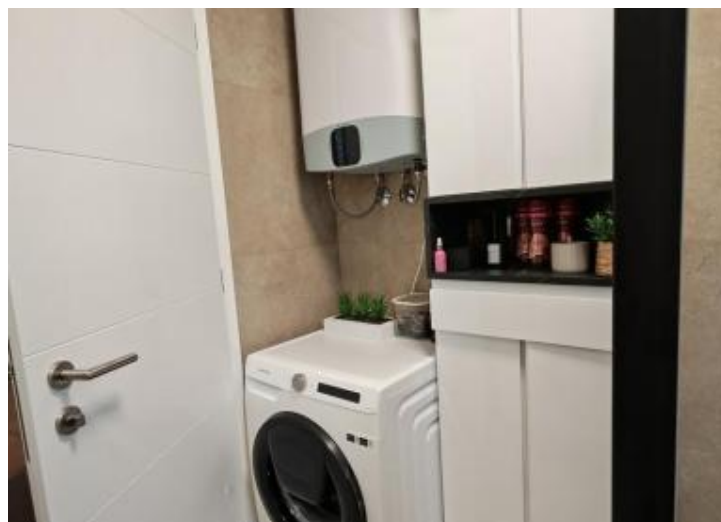
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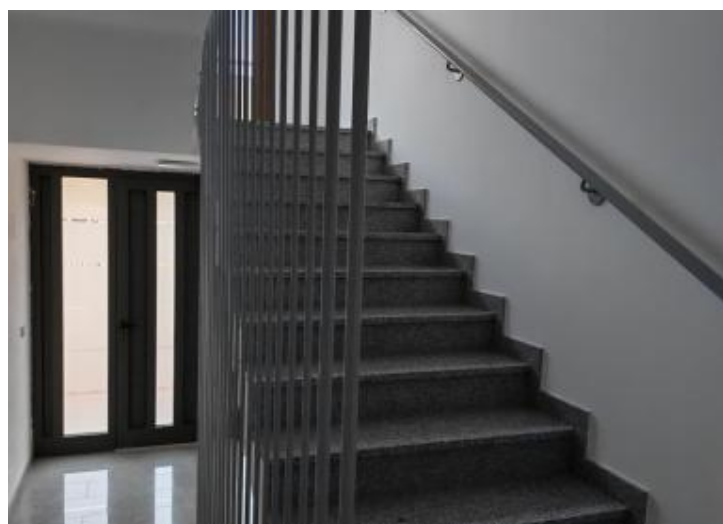
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