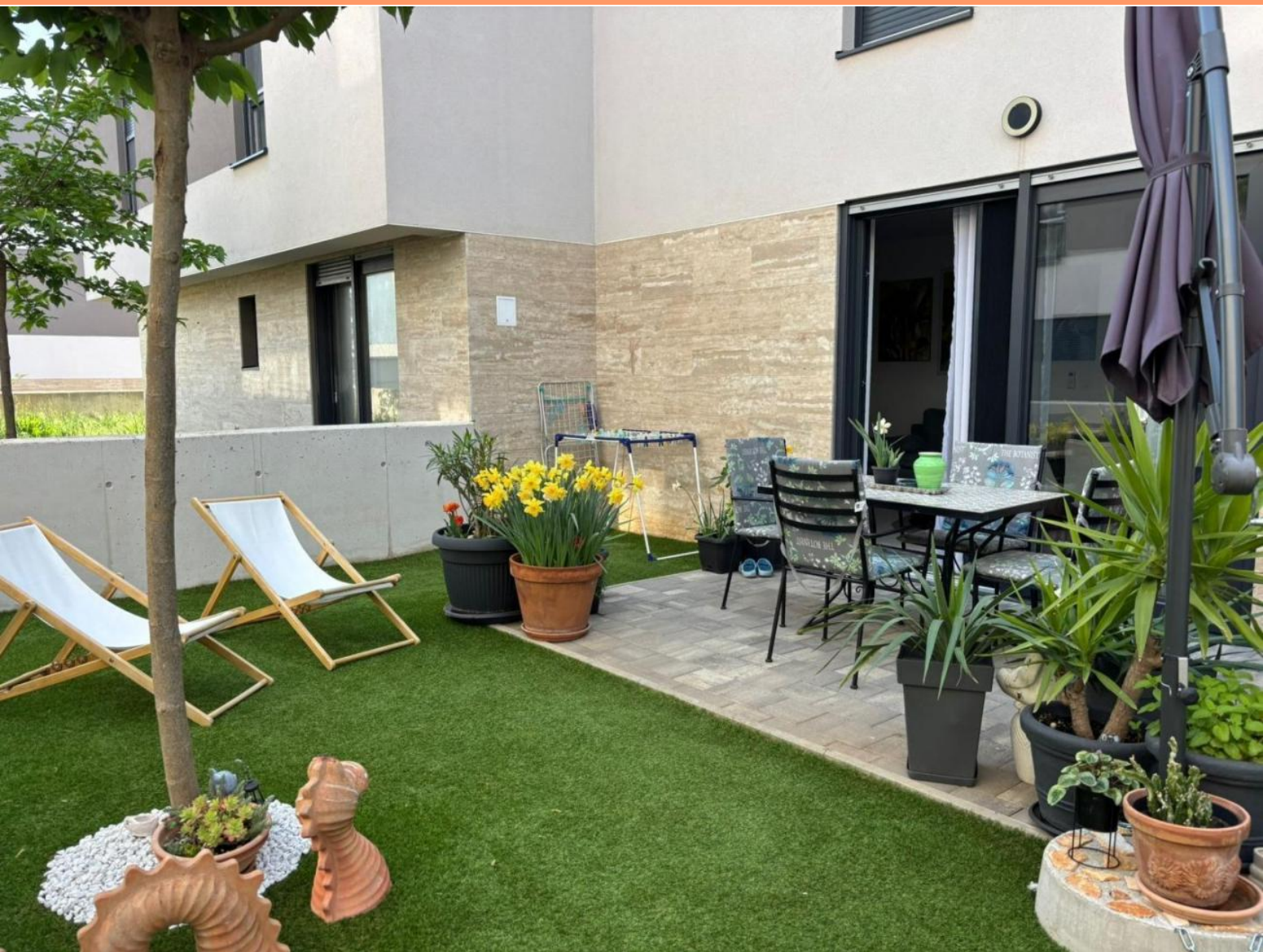


Apartment

Štinjan, Istria



Ref	RE-U-47378
Type	Apartment
Region	Istria > Pula
Location	Štinjan
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	55 sqm
Plot size	53 sqm

Apartment

Štinjan, Istria



No. of bedrooms	2
No. of bathrooms	1
Price	€ 265 000

Modern Ground Floor Apartment with Private Garden for Sale in Štinjan, Istria!

Discover this exceptional real estate opportunity in the highly sought-after coastal village of **Štinjan, Istria**. Located just **1 km from the crystal-clear Adriatic Sea** and pristine local beaches, this brand-new apartment offers the perfect blend of modern luxury and Mediterranean lifestyle. Situated in a premium building completed in **2024**, the property is sold **fully furnished** and is ready for immediate move-in.

Property Overview

With a total internal area of **55 m²** and a private **53 m² garden**, this residence is designed for comfort and outdoor living. The layout features:

- **Welcoming Entrance Hallway:** Providing a smooth transition into the home.
- **Two Comfortable Bedrooms:** Ideal for families or as a high-potential rental investment.
- **Open-Concept Living Area:** A bright space integrating the kitchen and dining room.
- **Private Mediterranean Garden:** Accessible directly from the living room, this 53 m² outdoor oasis is the standout feature of the property, perfect for alfresco dining and relaxation.
- **Functional Storage Room:** For added convenience and organization.

Premium Features & Equipment

This 2024 new construction is equipped with high-end technical specifications for year-round comfort:

- **Advanced Climate Control:** Three dedicated air conditioning units installed for efficient heating and cooling.
- **Winter Comfort:** The modern bathroom features **underfloor heating** supplemented by an electric radiator.

Apartment

Štinjan, Istria



- **High-Quality Joinery:** Equipped with **electric shutters and integrated mosquito nets** on all windows.

Location and Legal Status

The apartment includes **one designated parking space** on the property. Crucially, the building holds a valid **Usage Permit (*Uporabna dozvola*)**, ensuring that all legal documentation is in order for a secure transaction or bank financing.

Located just a short drive from the historic center of Pula and the Brijuni National Park, this property in Štinjan represents an ideal investment for a secondary home or a lucrative tourist rental asset in one of Croatia's top-performing real estate markets.

Secure your piece of the Istrian coast today. Contact us for a viewing of this move-in-ready garden apartment.

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
Garden
Modern

Apartment

Štinjan, Istria



Price per m²:
4.818 €

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 €

Apartment Štinjan, Istria



Apartment

Štinjan, Istria



Apartment Štinjan, Istria

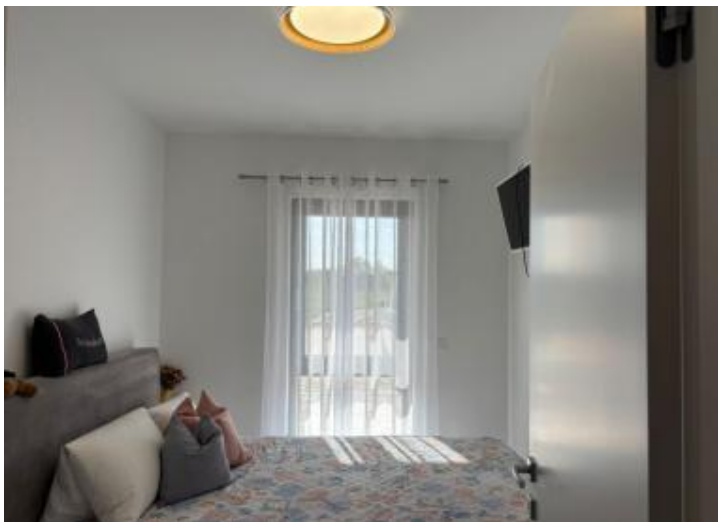


Apartment Štinjan, Istria



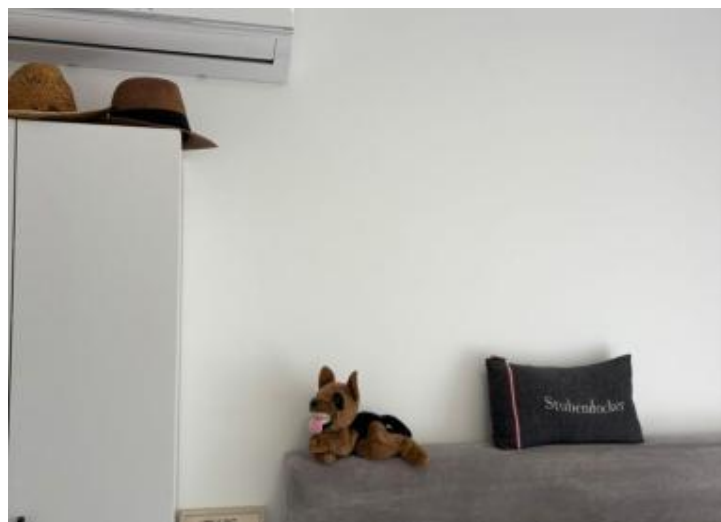
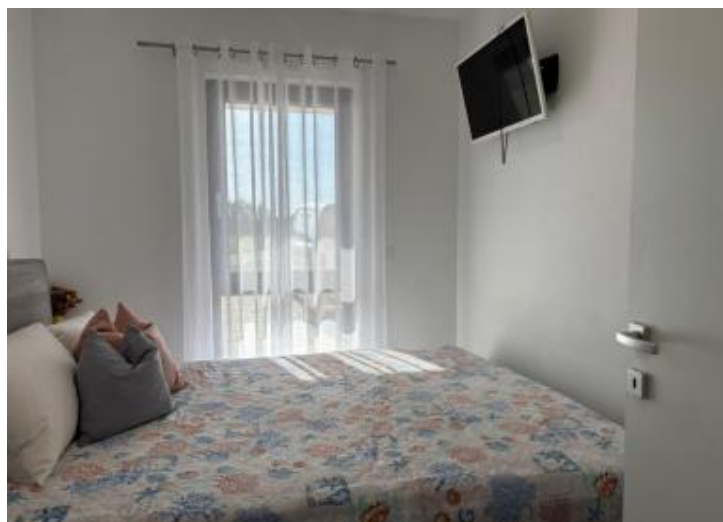
Apartment

Štinjan, Istria



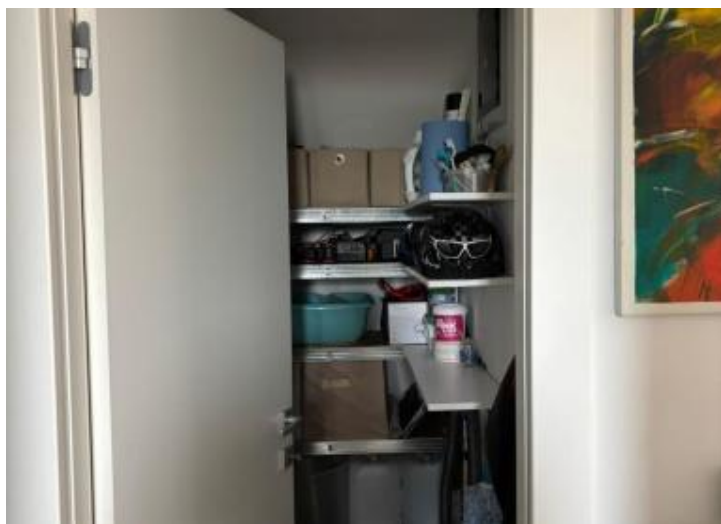
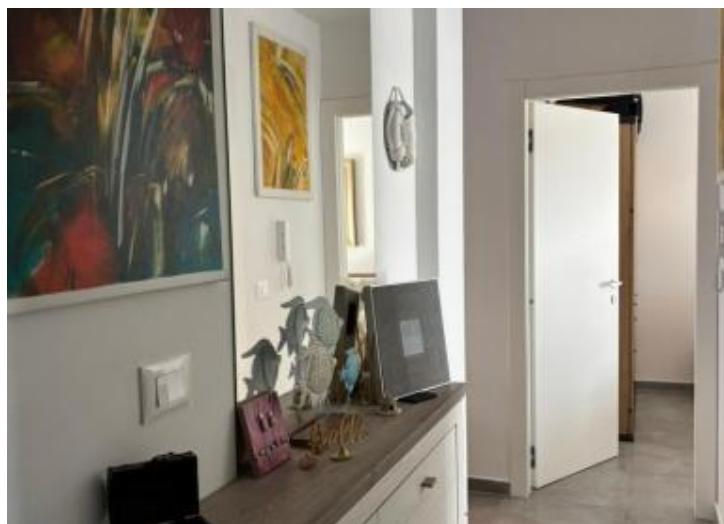
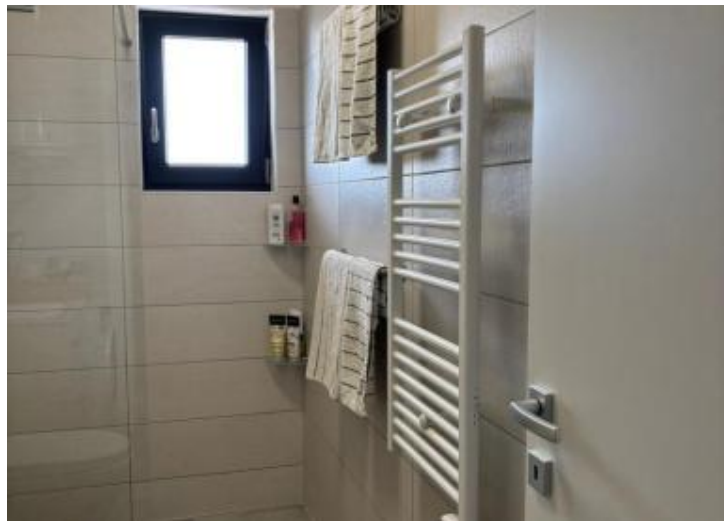
Apartment

Štinjan, Istria



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