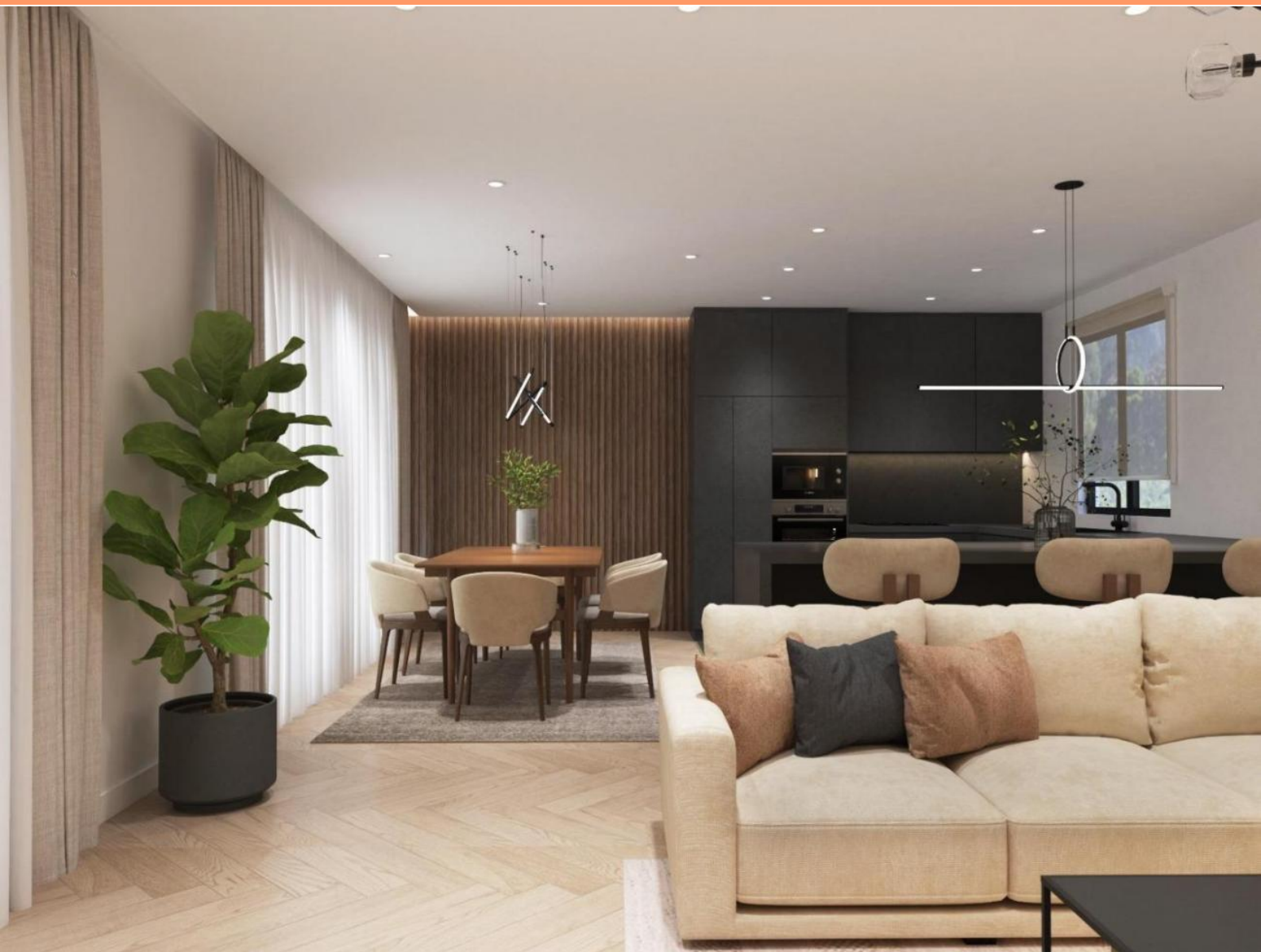


Apartment

Premantura, Istria



Ref	RE-U-47537
Type	Apartment
Region	Istria › Pula
Location	Premantura
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	126 sqm
No. of bedrooms	1

Apartment

Premantura, Istria



No. of bathrooms

1

Price

€ 595 000

This luxury sea-view penthouse in Premantura represents a premier real estate opportunity in Istria, situated just 500 meters from the pristine beaches and the entrance to the protected Rt Kamenjak Nature Park.

Occupying the entire second floor of a boutique building with only six units, this expansive 129.56 square meter residence offers unparalleled privacy with its own dedicated entrance and staircase. The heart of the home is a sprawling open-concept living area featuring a modern kitchen with an island and a dining space designed for family gatherings. Large anthracite lift-and-slide glass walls flood the interior with natural light and lead to an impressive terrace divided into covered and uncovered sections, totaling nearly 100 square meters of outdoor living space perfect for a jacuzzi or summer bar.

The master suite is thoughtfully designed with a walk-in closet and a private bathroom, complemented by an additional guest toilet and internal storage. High-end technical specifications ensure year-round comfort, including electric underfloor heating, air conditioning in every room, an electric fireplace, and premium 120x120 cm ceramics alongside quality parquet. The building features superior 10 cm stone wool insulation and triple-glazed PVC joinery for maximum energy efficiency. Currently under construction with a planned completion in early 2026, buyers have the unique opportunity to select finishing materials to suit their personal style.

Location is everything in Croatian real estate, and this property delivers by being steps away from cycling trails, hiking paths, and the vibrant local amenities of Premantura. Two private parking spaces are included, enhancing the convenience of this coastal retreat. For investors, the proximity to a world-renowned nature park and high-quality construction makes this an ideal asset for luxury tourist rentals or a sophisticated Mediterranean second home. Whether you are seeking a peaceful sanctuary near the Adriatic or a high-yield investment in the Istrian property market, this penthouse combines modern design with a prestigious location.

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
- Spa
- Floor heating
- Modern

Apartment

Premantura, Istria



Price per m²:
4.722 €

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

Premantura, Istria

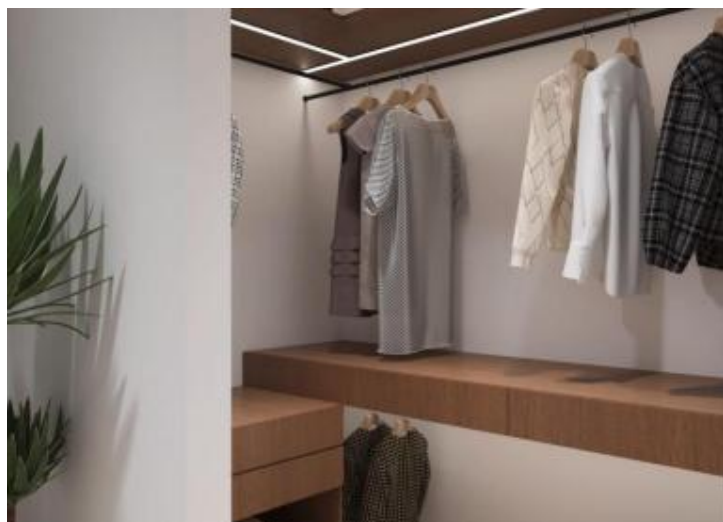


Apartment Premantura, Istria



Apartment

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