

# Apartment

## Punat, Istria



<b>Ref</b>	RE-U-20485
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Punat
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	78 sqm
<b>Plot size</b>	171 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 480 000

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Apartment in Punat with sea views in a newly built residence completed in 2020.

Total area is 78 sq.m. with land plot of 171 sq.m.

Apartment is on the ground floor.

It consists of an entrance hall, a kitchen with a dining room and a living room, two bedrooms, a bathroom, a separate toilet. The living room leads to a beautiful terrace of approx. 14 m<sup>2</sup>, from which there is access to a garden of approx. 170 m<sup>2</sup>, which completely belongs to the ground floor apartment. where there can be a place for a barbecue or a sunbathing area. There is also a swimming pool on the plot, which the future owner can build.

The apartment is equipped with modern furniture, every room is air-conditioned, smart home, entrance and climate control by key card, there is a king size bed in the bedrooms.

There is a possibility of building a swimming pool in agreement with the investor.

The apartment has two parking spaces.

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.

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Price per m<sup>2</sup>:  
6154 €

Average price/m<sup>2</sup> of this type  
in this region:  
3847 €

Median price/m<sup>2</sup> of this type  
in this region:  
3674 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4483 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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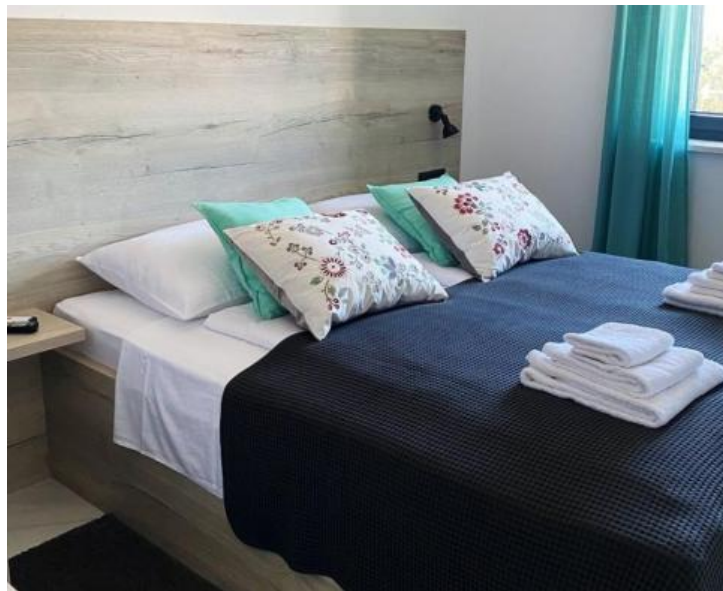
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