

House

Štinjan, Pula, Istria



Ref	RE-U-25012
Type	House
Region	Istria > Pula
Location	Štinjan, Pula
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	170 sqm
Plot size	172 sqm

House

Štinjan, Pula, Istria



No. of bedrooms	2
No. of bathrooms	2
Price	€ 450 000

House

Štinjan, Pula, Istria



Former price is 499 000 eur, new price is 450 000 eur!

Semi-detached house in Štinjan, Pula, only 1 km from the sea!

The house has a total area of 170.52 m² and consists of an entrance hall next to which there is a laundry room and a toilet, and on the other side a wonderful view of the open space living room with access to the terrace and yard, and a kitchen with a dining room.

We climb the internal staircase to the first floor where there is a hallway with access to a spacious terrace, two bedrooms with private bathrooms and access to a common balcony.

The entire property has underfloor heating and is equipped with four inverter air conditioners.

The house has 172 m² of garden, which offers the option of building a summer kitchen and barbecue at the request of the new owners. There is parking for three vehicles in front of the entrance.

The house is sold fully furnished, and due to its appearance, very quiet location, which is only 2 minutes by car from the first beaches, we consider it perfect for starting a family life or as a return on investment for the purpose of renting to tourists.

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:

Floor heating

Garden

Attached

House

Štinjan, Pula, Istria



Price per m²:
2.647 €

Average price/m² of this type
in this region:
2.859 €

Median price/m² of this type
in this region:
2.654 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

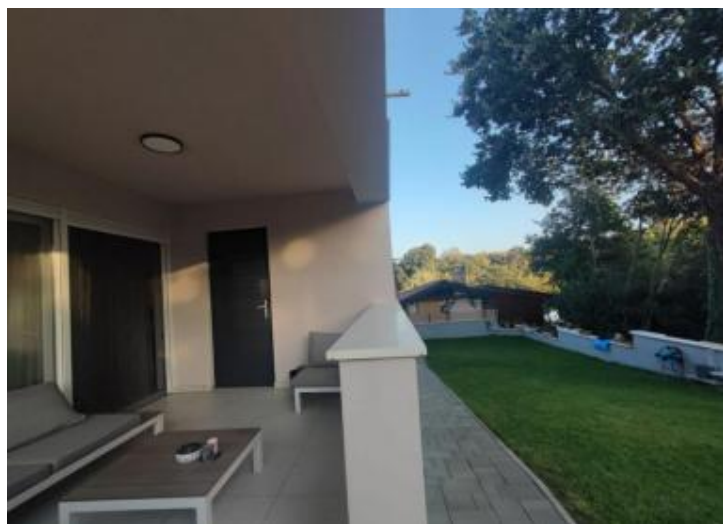
House

Štinjan, Pula, Istria



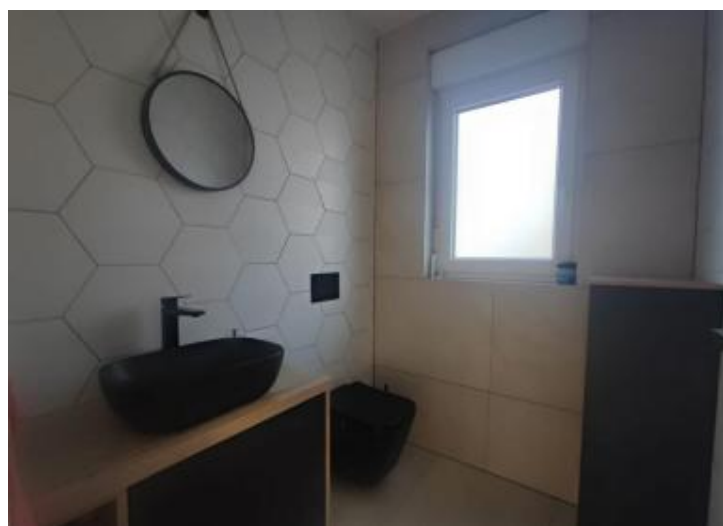
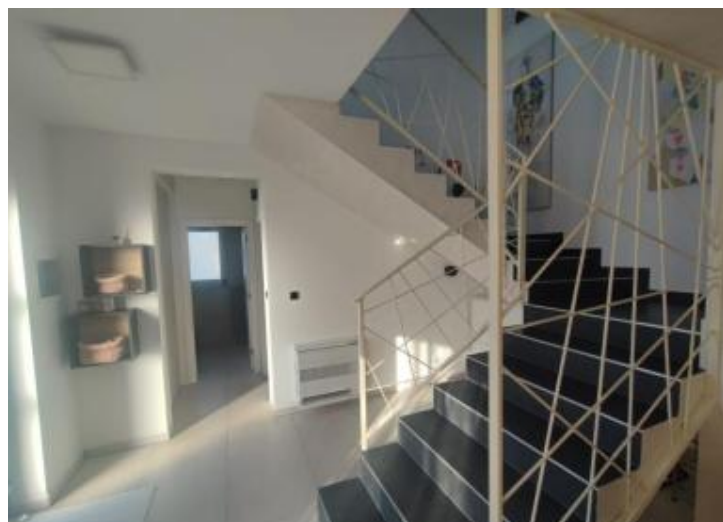
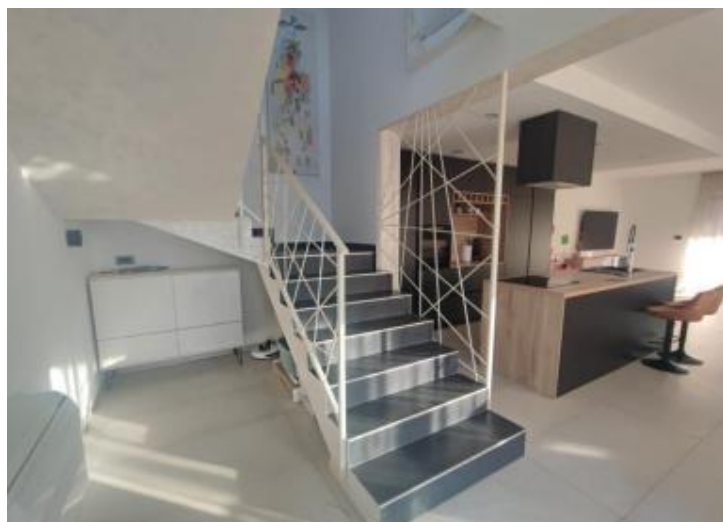
House

Štinjan, Pula, Istria



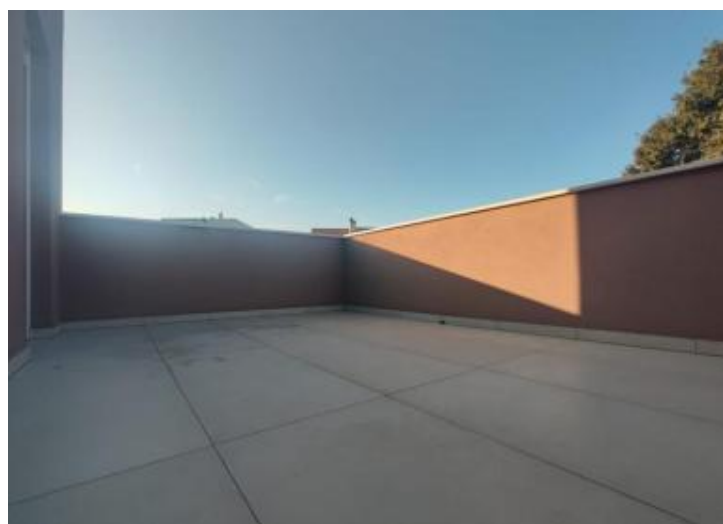
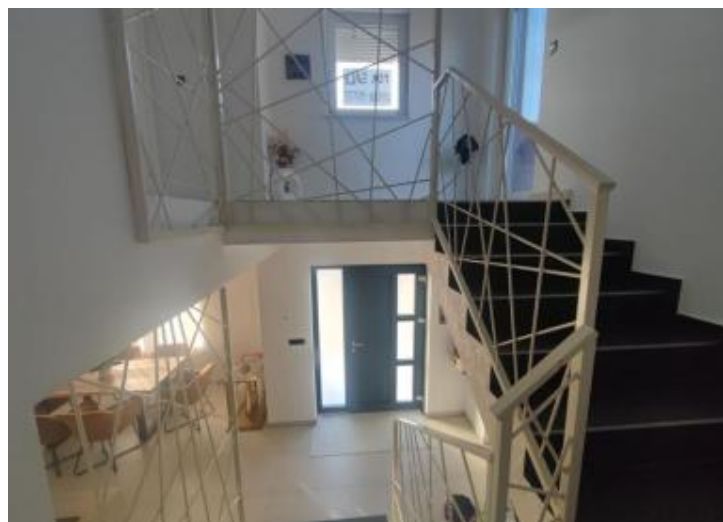
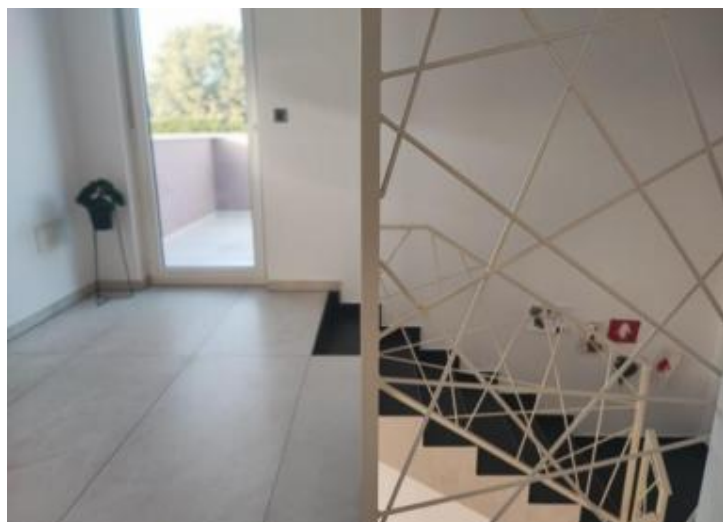
House

Štinjan, Pula, Istria



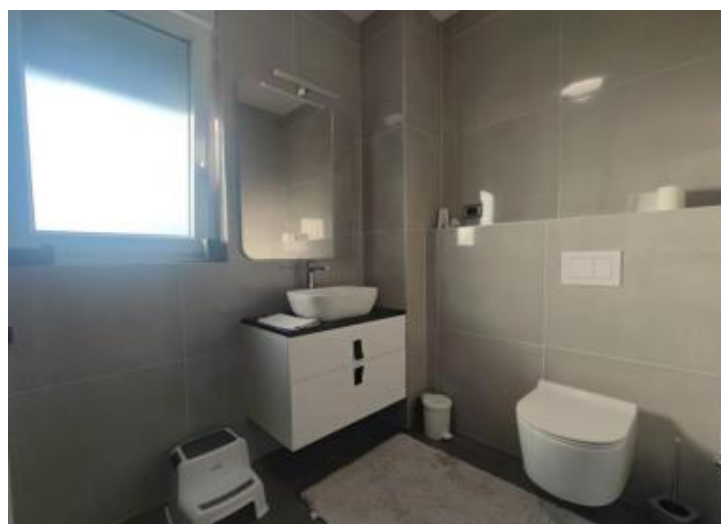
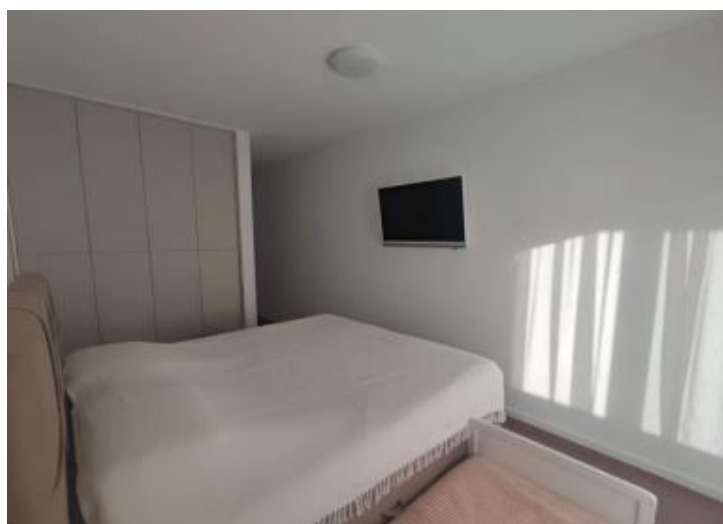
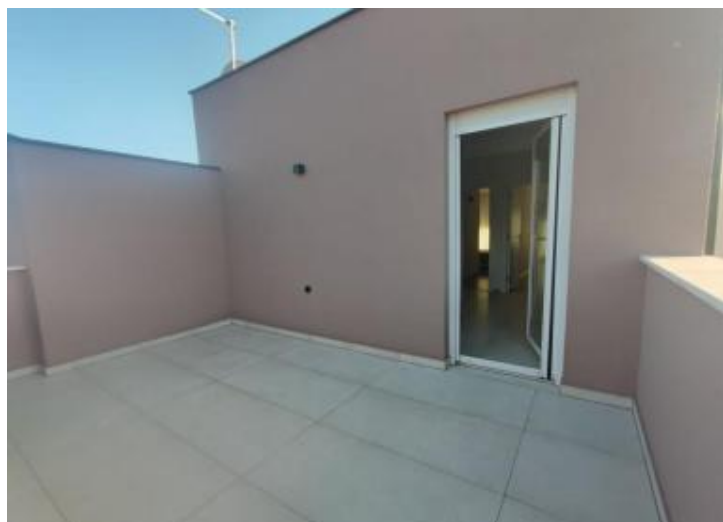
House

Štinjan, Pula, Istria



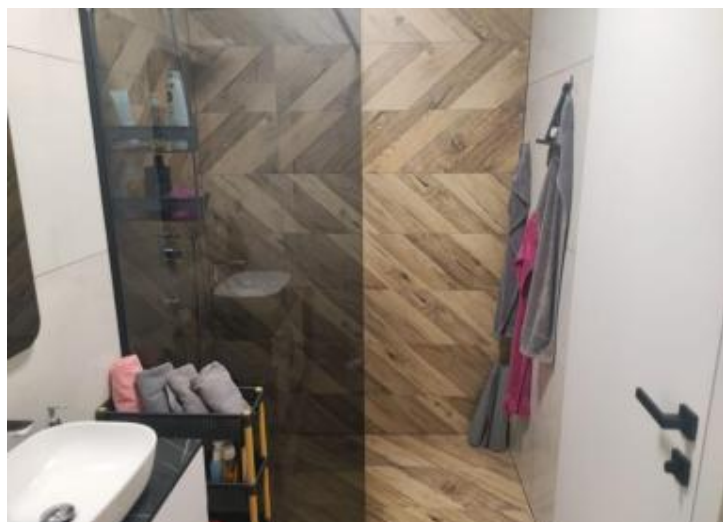
House

Štinjan, Pula, Istria



House

Štinjan, Pula, Istria



House

Štinjan, Pula, Istria



House

Štinjan, Pula, Istria

