

Apartment

Ližnjan, Istria



Ref	RE-U-24257
Type	Apartment
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	No
Floorspace	112 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 280 000

Apartment

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Two-bedroom apartment in a new building, 1 km from the sea, in Ližnjan!

Only 1 km from the sea, there is a new residence with 3 apartments for sale. They are more like town-houses.

Two apartments are without a swimming pool, and one is with a swimming pool.

Although these are apartments in a building, each apartment looks like a separate house in a row, which extends its surface through the ground floor and first floor.

The apartments have an area of 112 m².

On the ground floor of 59.67 m² there is an entrance hall, a living room with a dining room, a pantry, a kitchen, a bathroom and a covered terrace.

On the first floor of 53.11 m² there is an entrance hall, two bedrooms, two bathrooms, a wardrobe and a covered terrace. Each of the apartments has two parking spaces.

One of the apartments also has a swimming pool. Heating via air conditioning, but there is a possibility of agreement regarding the installation of underfloor heating.

As the apartments are under construction, the buyer can also participate in the selection of materials.

The planned completion of construction is at the end of 2024.

VAT is included in the price, and the buyer does not pay real estate sales tax. Opportunity!

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 m²:
2500 €

Average price/m² of this type
in this region:
3847 €

Median price/m² of this type
in this region:
3674 €

Average price/m² of this type
in Croatia:
4475 €

Median price/m² of this type
in Croatia:
4155 €

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