

# Apartment

## Monvidal, Pula, Istria



<b>Ref</b>	RE-U-29523
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Monvidal, Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2500 m

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<b>Floorspace</b>	109 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 296 290

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Apartment in an extraordinary location in Pula, Monvidal district , 2,5 km from the sea!

Luxurious 3-bedroom apartment of cca. 110 sq.m. situated on the second floor of a newly constructed building, just a short stroll from beaches, the sea, and promenades. We are pleased to introduce a new building project currently in the construction phase, known as ROH-BAU, comprising a total of 6 residential units arranged with 2 apartments on each floor. This high-quality building is conveniently located only 2.5 km from stunning beaches, clear waters, and a well-maintained promenade with a cycling path through natural surroundings and parks. With this project, you have the chance to own one of the rarer properties in our market, nestled in a significant and upscale location in Pula, surrounded by family homes and contemporary structures, just a short drive from Medulin and Pula's city center. The building's prime location caters to those seeking an investment opportunity in luxury tourism development or a tranquil private retreat in enchanting Pula.

**APARTMENT DESCRIPTION:** This spacious and comfortable apartment spans a total of 90.08 m<sup>2</sup> of living space. The layout is designed to maximize functionality, with an entrance foyer separating the private quarters from the communal living and entertaining areas. The living and entertaining space features an open-plan layout, comprising a generous kitchen, dining area, and expansive living room with access to a covered terrace through glass doors. The private quarters consist of three bedrooms and two bathrooms, including a master bedroom with an ensuite bathroom. Two of the bedrooms also offer access to a terrace with splendid views. Additionally, the apartment includes a storage room in the building's basement and two designated parking spaces in the yard.

#### ADDITIONAL AND TECHNICAL INFORMATION:

- The apartment is sold turnkey, unfurnished.
- Underfloor heating is included in the bathrooms, living room, and dining area.
- Air conditioning units will be installed in every room.
- High-quality carpentry is utilized throughout.
- Only proven high-quality materials are used in construction.
- The estimated completion date for the project is mid-2025, with the possibility of occupancy.
- Changes are possible during this construction phase according to customer preferences.

All necessary amenities for daily life are within easy reach of the apartment, with the location offering peace, privacy, and proximity to beaches and other conveniences. Thus, the apartments are ideally situated for those seeking an investment opportunity in luxury tourism with a guaranteed return on investment, as well as for those desiring a tranquil haven of luxury and relaxation. For further inquiries, information, or to arrange a viewing of the apartment, current construction progress, and location, please don't hesitate to contact us.

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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>:  
2718 €

Average price/m<sup>2</sup> of this type  
in this region:  
3835 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4459 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4124 €

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