

# New development

Pula, Istria



<b>Ref</b>	RE-U-30086
<b>Type</b>	New development
<b>Region</b>	Istria > Pula
<b>Location</b>	Pula
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	51 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 353 740

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### **PORTO PULA luxury residence on the 1st line to the by luxury yachting marina!**

#### **Landmark residence for Pula!**

If you're familiar with luxurious spots like Portopiccolo Sistiana\*\*\*\*\* with its luxury marina in Italy and Portomontenegro\*\*\*\*\* yachting paradise in Montenegro, then you'll love this unique boutique residence in Pula, Croatia.

Nestled right by the ACI Marina, with 630 yachting berths available for rent, it's a dream location for those who love the sea and boats.

Pula was long expecting the residence of such location, format and high-end profile and certainly deserves it.

Just a short stroll away, you'll find a stunning pebble beach, perfect for lazy days by the water.

And if you're itching to explore, Pula's captivating city center, boasting attractions like the Roman Arena and Forum, is less than 5 kilometers away.

Plus, getting here is a breeze with the international airport less than 10 kilometers from the complex.

For the sports enthusiasts, the Verudela Sports Centre, with its tennis courts and other facilities, is just a quick drive away.

But what truly sets this place apart is its remarkable architecture inspired by Istrian nature. With earthy tones blending seamlessly into the landscape, and modern, light-filled apartments, comfort and style go hand in hand.

And here's the best part - these apartments come with top-notch finishes and a "turnkey" promise, meaning everything is ready for you to move right in. Plus, each apartment includes a garage parking space, with the option to purchase additional storage and parking.

With completion expected in 2025 and prices starting at 6000 euros per square meter, seize this opportunity to make your coastal living dreams a reality.

#### **Sample apartments:**

B4- 55 sq.m. - ground floor - 1 bedroom, 1 bathroom, salon with kiktchen, terrace. Price is 353 740 without VAT, or 442 175 eur with VAT.

B9 - 104 sq.m. - 1st floor - 3 bedrooms, 1 bathroom, salon with kitchen, terrace. Price is 648 460 eur without VAT, or 809 575 eur with VAT.

B14- 51 sq.m. - 1st floor - 1 bedroom, 1 bathroom, salon with kiktchen, terrace. Price is 333 460 eur without VAT, or 416 825 eur with VAT.

Please, do not hesitate to inquire about full price list and floorplans for particular apartments.

Ideal investment for Pula and Istria.

Location is a perfect guarantee to the highest occupancy rates in case of renting, and of rise in price every year in case of resale.

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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.

## Property advantages:

Garage  
Storage  
Modern

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Price per m<sup>2</sup>:  
6.936 €

Average price/m<sup>2</sup> of this type  
in this region:  
6.936 €

Median price/m<sup>2</sup> of this type  
in this region:  
6.936 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5.057 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5.456 €

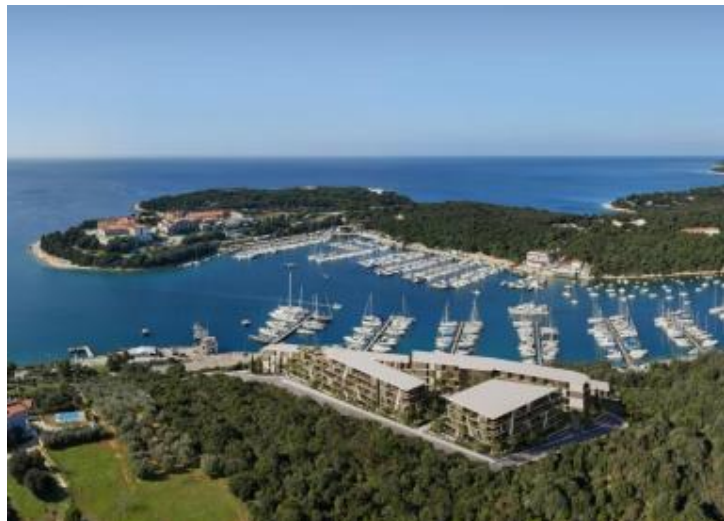
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