



# PENTHOUSE IN A QUALITY NEW BUILDING WITH A VIEW OF THE SEA AND BRIONE

📍 Štinjan, Pula

🏠 425,000 €  
2,833 €/m<sup>2</sup>



In the very south of the Istrian peninsula is located the ancient Roman town of Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this beautiful city that has gradually become one of the leading tourist destinations in Croatia in the last ten years.

This superb penthouse apartment is located in a high-quality smaller residential building under construction in Štinjan, not far from the famous Hidrobaza beach. The apartment has a total area of 150 m<sup>2</sup> and consists of a spacious living room with kitchen and dining room, three bedrooms with the possibility of making a fourth bedroom, three bathrooms, one of



which belongs to one of the bedrooms, a storage room, three parking spaces - two covered and one uncovered parking space and a storage room on the ground floor of the building. It is planned to install high-quality PVC three-layer anthracite-colored joinery with mosquito nets and roller shutters with electric lifts. The heating and cooling system will be regulated by five air conditioning units and electric underfloor heating will be installed throughout the apartment. This luxury penthouse also has two spacious terraces with a view of the sea and the Brijuni Islands. The location of this residential building is ideal in terms of proximity to the necessary facilities for everyday life such as shops, schools, kindergartens, pharmacies, the center of Pula, and is also very close to the famous Štinjan beach Hidrobaza within walking distance. The property is owned by a company and VAT is paid on the advertised price.

The aforementioned penthouse apartment, given its area, quality construction, number of bedrooms, sea view and proximity to the sea and all the facilities, represents a very luxurious, high-quality, profitable property for the future owner, both in terms of family life for a large family as well as for engaging in catering and rental activities and a quick return on investment.

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DEAN ŽUNIĆ

Licensed agent

## Summary

LOCATION	Štinjan, Pula	PROPERTY ID	2528
PRICE	425,000 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	150 m <sup>2</sup>
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	3
POOL	-	VIEW AT	The sea and Brioni
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Sea View
- Terrace
- Pantry

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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