ID: 2831

LUXURY PENTHOUSE WITH A VIEW OF THE BRIJUNI ARCHIPELAGO

Štinjan, Pula

390,000 €
3,277 €/m^2







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

This high-quality new penthouse from a proven investor with a total of 4 residential units is located in Štinjan. This apartment is located on the second floor and has an area of 119 m^2 with one parking space. The apartment consists of an entrance hall, a very spacious and comfortable living room connected to the kitchen and dining room of the open space concept

of 54 m^2 in which a sliding glass wall with electric shutters will be installed through which access to the loggia will be provided, three comfortable bedrooms with extremely large living openings and two bathrooms. Also, one bedroom has an exit to the loggia. The building itself is equipped with reinforced load-bearing walls as well as a fire wall between the properties, and 10 cm thick thermal insulation is planned. The heating and cooling system is planned to be regulated by an air conditioning unit, and underfloor heating will be implemented throughout the building with thermostats in each room. The apartment will also be equipped with high-quality PVC joinery in anthracite color, triple-glazed glass with 9 gas chambers.

The aforementioned property represents a very interesting opportunity given its quality construction and materials used, thus providing the future buyer with the opportunity to either live in a family home in a quiet location and yet be close to all the amenities necessary for everyday life, or to engage in tourist rental, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION CALL:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Mediation Assistant

Summary

LOCATION	Štinjan, Pula	PROPERTY ID	2831
PRICE	390,000 €	TYPE	Flat
FLAT TYPE	-	AREA	119 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	265 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Thermal insulation	ROOF	-

INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

ID: 2831

Extra features

- Loggia

Infrastructure

- Electricity
- Water
- Optical internet

View original listing