ID: 3590

MODERNLY FURNISHED AND FULLY EQUIPPED APARTMENT IN A NEW BUILDING WITH AN OCCUPANCY PERMIT

Štinjan, Pula

250,000 €
4,545 €/m²







Pula is the largest city in the Istria County, known for its rich historical and cultural heritage, numerous landmarks, beautiful coastline and well-maintained beaches. The city offers all the amenities necessary for a high-quality everyday life, while its surroundings provide quieter residential areas in close proximity to the sea. One such neighbourhood is Štinjan, located not far from the centre of Pula and known for its pleasant surroundings and proximity to the sea.

It is precisely in Štinjan, just 1 km from the sea, that this modern, high-quality, fully furnished apartment with a total area of 55 m² is offered for sale, situated on the ground floor of a

smaller residential building with only three apartments. The property also includes approximately 50 m² of outdoor space, arranged as a private garden and an area for relaxation and socialising. The apartment consists of an entrance area equipped with a shoe cabinet, two bedrooms, a bathroom, a practical storage room, and an open-plan living area combining the kitchen, dining room and living room. From the living room, a large sliding glass door with an insect screen provides direct access to the private garden. The outdoor area has been designed for easy maintenance and is covered with artificial grass, while the entire space is enclosed by a concrete wall, providing additional privacy. The garden features an outdoor barbecue and a designated seating and socialising area. The bathroom is modernly designed and equipped with a concealed cistern, a walk-in shower, a washing machine and a water heater, while underfloor heating provides additional comfort. The floors throughout the apartment are covered with ceramic tiles, making the space practical and easy to maintain. A total of three air-conditioning units have been installed for heating and cooling – one in each of the two bedrooms and one in the living room. The apartment is fitted with anthracite-coloured PVC joinery with double glazing and 7-chamber profiles, electric roller shutters and insect screens, further contributing to thermal and sound insulation as well as everyday comfort. The property is sold fully furnished, including all existing appliances and household equipment, allowing the future owner to move in without any additional investment in furnishing. The apartment also includes one parking space.

The property represents an excellent choice for buyers looking for a modern and fully equipped apartment with a private garden, in a smaller residential building and only one kilometre from the sea. An additional advantage is the occupancy permit, which enables financing through a housing loan. Thanks to the landscaped garden, parking space and quality equipment, the property is ideal for year-round living or for tourist rental with the potential for a secure return on investment.

FOR ALL FURTHER INFORMATION, PLEASE CALL:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed Real Estate Agent
Family nekretnine d.o.o.

Summary

LOCATION	Štinjan, Pula	PROPERTY ID	3590
PRICE	250,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	55 m²
YEAR BUILT	2022.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-

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ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	50 m²	PARKING SPACES	1
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	265 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Pantry
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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