



**Pula, Štinjan, penthouse in an excellent location with a sea view, 800 m from the sea, new building**

*Croatia, Istria*

<b>Price:</b>	<b>€ 396 990</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	120 m2
<b>Category</b>	For sale



In Štinjan, in an excellent location only 800 m from the first beaches and with an open view of the sea, there is a high-quality residential project with three buildings in a row. The mentioned apartment is located on the first floor with a total area of 57.50 m2, it is marked A3 and consists of:

hallway, living room, dining room and kitchen: 24.56 m2  
 bathroom: 5.13 m2  
 bedroom: 10 m2  
 bedroom: 11 m2  
 covered terrace: 5.75 m2 (reduced area 4.31 m2)

The apartment will be equipped with external PVC carpentry, security doors, air conditioning for heating and cooling the rooms, as well as underfloor heating and a chimney with the possibility of connecting a wood or pellet stove.

The price includes 1 parking space with an area of 12.5 m2 (reduced area of 2.5 m2).

The terrace offers a beautiful view of the sea.

Payment is made according to the construction phase and completion of individual works on the building. The possibility of choosing ceramics and sanitary ware. The planned completion of construction is at the end of 2025.

The buyer is exempt from paying real estate sales tax.

The possibility of buying other apartments in the project with square footage from 55 m2 to 119 m2 on the first



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and second floor, which also offers a view of the sea.

We are at your disposal for additional information.

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