

## Štinjan luksuzni dvoetažni stan u izgradnji, Pula, Flat



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.

Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Štinjan luksuzni dvoetažni stan u izgradnji  
Property for: Sale  
Property area: 116.59 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 460,000.00 €  
Updated: Jul 08, 2024

### Condition

Built: 2024  
Condition: Under construction

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
Quarter: Štinjan  
ZIP code: 52100

### Permits

Building permit: yes  
Ownership certificate: yes



### Additional information

Infrastructure: Sewage, Electricity  
Energy efficiency: A+

### Description

Description: Štinjan, Istria, luxury duplex apartment under construction A house with two luxurious two-story apartments is located in a quiet and beautiful newly built settlement. This apartment is marked "A". The apartment is under construction, the expected completion date is October 2024. The apartment has a living area of 116.59 m<sup>2</sup> with a yard with a total square footage of 117.32 m<sup>2</sup>. It consists of a ground floor and a first floor. Ground floor: hallway, large kitchen with dining

room and living room, 1 bedroom with bathroom, toilet, storage space, internal stairs leading to the first floor. Floor: hallway, 2 large rooms, each with its own bathroom and built-in wardrobe, storage space and a covered terrace. The construction of the building is according to the currently highest standards. Floor heating is installed throughout the apartment, as well as a heat pump. A modern kitchen will be installed. There are 2 parking spaces in the yard. Štinjan is located at the southwestern end of Istria and close to Pula, on the hills and waves above the northern coast of Pula Bay. In Roman times it was known as "Astiniaum". In Štinjan, visit the parish church with the bell tower of St. Margarite, the monument to the victims of fascism, the street called "Šaliž", the Turulu hill, the Cristo fort on the Proština peninsula, and in the bay of Žunac and Cape Guc, the remains of an ancient bathhouse with a mosaic floor and the remains of a large wool rolling mill. A small and peaceful tourist village has developed 700 m from the central beach surrounded by pine forest, so we recommend Štinjan for a family holiday. In addition to the main local beach, you can also swim in the surrounding smaller coves. In this small place there are great beauties of the coast, bays, islands and peninsulas. During the summer, numerous festivals are organized, one of the most famous being "Truffle Days" (a top gastronomic event that takes place over several days in the whole of Istria). If you are looking for a luxury apartment for family life or for tourist rental purposes. Contact us!!!

### Additional contact info

Reference Number: 587826  
Agency ref id: 484  
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