

## ISTRA, ŠTINJAN - 2SS+DB stan u prizemlju na mirnoj lokaciji, Pula, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, ŠTINJAN - 2SS+DB stan u prizemlju na mirnoj lokaciji
Property for:	Sale
Property area:	62 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Price:	185,000.00 €
Updated:	Aug 20, 2024

### Condition

Built:	2005
Last renovation:	2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
--------------------	----

### Parking

Number of parking spaces:	7
---------------------------	---

### Description

Description:	ISTRIA, ŠTINJAN - 2BR+DB apartment located on the ground floor of a quality building close to beaches and promenades. We proudly present this excellent apartment located in one of the most sought-after locations in this part of the Istrian peninsula, in beautiful Štinjan. This warm and high-quality apartment is located just a few short minutes' walk from one of the most beautiful coasts in the
--------------	--

south of Istria, ideal for all those who are looking for their own little refuge or an opportunity for an investment in the form of tourism. Namely, Štinjan is known for its peace, privacy and simplicity of family life, and all this along with a wonderful walk that stretches for more than 20 km of landscaped coastline. In addition to all that, here you have everything you need for a safe and peaceful family life or a year-round stay just a few steps or a short drive from the apartment.

**DESCRIPTION OF THE APARTMENT:** It is an apartment with a total of 62m<sup>2</sup> of living space, located on the ground floor of a low-quality residential building. At the entrance to the apartment, there is a vestibule that connects the rooms of the apartment and divides the apartment into two parts, the sleeping part and the part for daily life and entertainment. Thus, part of the apartment is intended for daily life, conceived as a larger open space without dividing walls, which is exposed to daylight throughout the day with the help of good orientation of the apartment.

There is enough space for a comfortable living room and dining room, while the kitchen is located in the same space but slightly separated in its own private section. In addition to the living room, there is also a larger covered terrace, comfortable for a table with four or more seats. In the sleeping part of the apartment there are two comfortable bedrooms, as well as one larger bathroom with a shower. The bedrooms are larger and are enough for the whole family.

**ADDITIONAL INFORMATION:** \* The apartment is sold unfurnished, with a kitchen included, as can be seen in the pictures. \* The possibility of moving into the apartment is almost immediate. \* The ownership of the apartment is in order, 1/1 owner, the building has all the documentation. \* The apartment also has one marked parking space in the building's yard. \* The apartment has air conditioning for heating and cooling, as well as a chimney with the possibility of installing a pellet or wood stove.

**DESCRIPTION OF THE LOCATION:** Given that it is Štinjan, we must mention the wonderful landscaped promenade with landscaped beaches that stretches from Puntiče camp, through Štinjan, Valbandon camp, Fažana and Peroj. Along this entire walk, you have the option of choosing between numerous well-kept beaches, you can always refresh yourself in various beach bars and restaurants that stretch throughout the entire walk, and you also have the opportunity to enjoy with your family, friends and pets on spacious green areas, such as and numerous outdoor parks. The sea is crystal clear, and all beaches offer a wonderful view of the Brijuni Islands. In addition to everything mentioned, shops, cafes, restaurants, schools, kindergartens and numerous other forms of facilities necessary for everyday life are located close to the apartment, which makes the stay in the apartment significantly simpler and more pleasant. It is important to note that the city of Pula, with all its diverse content, is only a 5-minute easy drive from the apartment, and there are frequent public transport lines that take you directly to the center of Pula within just a few minutes. This apartment represents an ideal opportunity for all those who are looking for a place for a safe and peaceful family life or for all those who are looking for an investment opportunity in the direction of tourist rental with a safe return on investment. For any additional questions, necessary information or wish to organize an apartment viewing appointment, feel free to contact us with

confidence. Dear clients, the agency commission is charged in accordance with the  
General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID  
CODE: 31804

### Additional contact info

Reference Number: 622891

Agency ref id: 31804