









## **ALMA DOM INVEST**

Istarska ulica 8, 52100 Pula mail: azra@almadominvest.com web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885

Code:	20117
Location :	Pula
Building size :	42 m2
Lot size :	0 m2
Distance from center :	300 m
Distance from sea :	600 m
Seaview:	No
Floor:	1
Number of floors :	3
Number of rooms :	1
Number of bathrooms :	1
Year of construction :	2024
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price: 155.400 €

Apartment for Sale in a Modern New Building - Štinjan, Istria

In a peaceful and attractive part of Štinjan, just 600 meters from well-maintained beaches, an apartment in a modern residential building currently under construction is for sale. The location combines a natural setting with proximity to all key amenities, making it ideal for a vacation or everyday living.

Property Details:

Location: Štinjan, Istria

Area: 42.02 m<sup>2</sup>

Layout:

One bedroom

Living room with dining area

Bathroom

Terrace

Special Features:

Underfloor heating for maximum comfort Electric roller shutters and insect screens Dedicated parking space for each apartment Advantages:

High-quality construction to modern standards No real estate transfer tax (3%) Excellent location – close to beaches, Fažana, and Brijuni National Park



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Estimated Completion Date: April 2025

Don't miss the opportunity to invest in a modern apartment at one of the most desirable locations in Istria!

For more information and viewings: Azra Valjevac +385 91 611 5706 +385 98 420 885 azra@almadominvest.com