

Apartment in Bale with a studio

190.000 €
2.289 €/m^2

Located in the heart of charming Bala, in a quiet corner near the old town center and the church, this apartment is a real little treasure. Opposite the school and sports fields, and only a few steps from local sights, our apartment offers a perfect combination of history, culture and modern comfort. Bale, one of the most popular places in Istria, is known for its authenticity and sustainable tourism, where local residents and guests live in real coexistence.

Layout and space:

Let's take a look inside! This spacious apartment on the first floor, with an area of ⊠52 m², offers two comfortable bedrooms, a modern bathroom, a practical pantry and a kitchen and living room in an open space, ideal for gatherings. The exit to the loggia with a view of the green oasis and the morning sun is the perfect place for the first morning coffee. But that's not all - a 31 m² studio apartment awaits you in the basement, ideal for guests, an office, or an additional source of income. A building with four apartments guarantees peace and privacy, and you have your own little community.

Location and amenities:

You live practically in the old town, but with privileges such as access by car and a large garden. Your loggia is illuminated by the first winter sun, and the apartment is oriented towards the southeast, which means that you will start each day with a dose of solar energy. Everything is at your fingertips - bakery, cafes, taverns and even a hotel, so you practically don't need a car. The school and sports fields are only 100 meters away, which is ideal for families with children. Practicality and comfort at every step.

And when you want to go to the sea... Bale can boast of the beautiful Colone and San Polo beaches, which are among the most popular in Istria. No worries about parking - the free train takes you directly to the beaches and back, making every trip simple and stress-free.The safety of Bala allows even children to go to the sea on their own with a free train, enjoying a carefree summer.

Comfort and modern comfort:

The apartment is sold fully furnished, ready for you to move into immediately.Cooling and heating is provided by the air conditioner, and for those who like the warmth of the hearth, there is also a chimney ready for a wood or pellet stove. You have your own parking space in the common yard, and the separate studio apartment offers the possibility of additional income from the rent - who wouldn't like an extra 400 euros per month? Or maybe you want to turn it into a home office? The choice is yours!

Advantages of life:

Bales are a place where neighbors share homemade gnocchi and wine, where the community spirit is felt at every step.

More about the property:

- Spacious home: 52 m² of space for making memories.
- Open concept kitchen and living room - the heart of the home.
- A loggia with a view of the green landscape and the morning sun – your place for the first sip of coffee.
- Studio apartment of 31 m² - for guests, office or additional income.
- Your private corner: One parking space in a safe, common yard.
- The possibility of renting a studio apartment - 400 euros per month in your pocket.
- Come and discover your new home in Bale, where history, nature and modern comfort create a perfect harmony. Do not miss this unique opportunity - contact us for more information and arrange a viewing!

NOTE: Due to high interest, this dream corner will find its lucky owner through an exciting auction. Your best offers are welcome, and the seller reserves the right not to accept the price of EUR 190,000 unless a better offer is reached. The auction will last until November 1, 2024.

Summary

Location	Bale	Property ID	2535
Price	190.000 €	Type	flat
Area	83 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	1	Parking spaces (garage)	-
Floor	semi basement	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.289 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	flat in newbuilding, flat on more levels

Distances

Sea	7.5 km
School	170 m
Kindergarten	260 m
Center	400 m
Store	450 m
Rovinj	14.7 km
Fažana	15.8 km
Pula	22.7 km
Poreč	30.8 km

Pula Airport	256 km
Trst airport	140 km
Venezia airport	249 km

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7.6KM





