

# New development

## Medulin, Istria



<b>Ref</b>	RE-U-35583
<b>Type</b>	New development
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	125 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

3

**Price**

€ 450 000

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### A Rare Opportunity! Luxurious New Apartment Project in Medulin!

We are delighted to present a unique project featuring new luxury apartments.

The development consists of two residential buildings, each containing three individual units—one per floor. The buildings are designed with a raised ground floor, two upper floors, and a basement level for storage and garage spaces.

Each building includes its own outdoor heated pool, lined with premium mosaic tiles, and landscaped gardens featuring greenery and elegant lighting. Visualizations of the building, potential interior designs, and floor plans are available in the listing.

### About Sample Apartment A1

Located on the ground floor of Building "A," Apartment A1 offers a total living area of 125.15 m<sup>2</sup>. This thoughtfully designed unit includes:

- **Private Area:** Three spacious bedrooms, each with its own en-suite bathroom.
- **Additional Features:** A guest toilet and a laundry room.
- **Living Area:** A bright, open-concept space that includes a living room, dining area, and modern kitchen. The living room opens to a covered outdoor terrace.

The apartment also includes one outdoor parking space and one garage parking space.

### Payment Terms

- **Reservation:** Secure your apartment with a 10% deposit.
- **Balance Payment:** The remainder of the price is due upon handover, payable via credit or direct payment.

### Premium Features

- Top-quality equipment from renowned domestic and international manufacturers.
- First-class triple-layer oak parquet flooring and large-format Italian ceramic tiles.
- Underfloor heating included in all rooms.
- A heat pump for hot water regulation.
- High-quality inverter air conditioners in every bedroom and living area.
- Buyers can choose ceramic flooring and customize certain design elements at this stage of construction.
- Furnishing options as shown in the pictures are available with a pre-agreed surcharge.

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### Location

This development is perfectly situated for tranquil and secure family living. Within minutes, you'll find shops, schools, kindergartens, large retail stores, and the popular Medulin waterfront, as well as beaches and a marina. The location also suits those seeking a peaceful retreat year-round or an opportunity to create a luxury tourist rental.

### Additional Benefits

- The listed price includes VAT, and buyers are exempt from paying real estate sales tax.

### More Apartments in the Building

**35586 - 2d floor - 133 sq.m. - 3 bedrooms - 493000 eur**

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### Property advantages:

Garage  
Swimming pool  
Storage  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
3.600 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.741 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.963 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.523 €

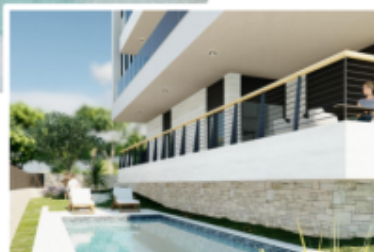
Median price/m<sup>2</sup> of this type  
in Croatia:  
4.240 €

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### BAZE



eni su grijani, te je silazak u iste reguliran stepenicama.  
oženi su visokokvalitetnim mozaikom i te su osvjetljeni zidnom rasvjetom.



### KUPAONIC



Prvoklasne talijanske keramičke pločice većih dimenzija

Mogućnost izbora keramičkih pločica



### PARKET I SOBNA VRATA

Troslojni prvoklasni hrastov parket  
Certificiran za podno grijanje  
Boja parketa je prirodna boja hrasta  
Sobna vrata visoke kvalitete i modernog izgleda  
Bijela glatka sobna vrata s crnim okovima

## APARTMENT

GROUND FLO



1	hallway
2	bedroom
3	bathroom
4	bedroom
5	bathroom
6	toilet
7	laundry room
8	bedroom
9	bathroom
10	living r. + kitchen + dining r.
11	covered terrace (35.85 x 0.5)
Apartment "A1"	
12	Parking spot PM1 (12.50 x 0.25)
13	Parking spot PM2 (12.50 x 0.25)
Apartment "A1" in tot	

Price: 450.000,€

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### LUXURY LIVING

