

# House

## Medulin, Istria



<b>Ref</b>	RE-U-37400
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1200 m
<b>Floorspace</b>	176 sqm
<b>Plot size</b>	451 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 519 000

## Modern Two-Unit House for Sale in a Quiet Neighborhood in Medulin - at Rohbau Stage!

Located in a **peaceful neighborhood in Medulin**, this **modernly designed house** consists of **two residential units** and offers a perfect blend of **contemporary architecture and natural surroundings**. In addition to its **prime location**, the property stands out for its **high-quality construction**, ensuring long-term comfort and an excellent living experience.

### Property Details:

- **Two residential units**, each spanning **88.3 m<sup>2</sup>** and **87.98 m<sup>2</sup>**
- Each unit includes **two private parking spaces** and a **garden**
- **Modern architectural design** that harmonizes with the natural environment

### Layout:

- **Ground floor:**
  - Open-concept living space combining the **kitchen, dining area, and living room**
  - **Bathroom** and **storage room**
- **First floor:**
  - **Two bedrooms**, each with a **private bathroom**

### Construction & Purchase Options:

- The listed price applies to the **unfinished shell stage**, allowing buyers to complete the interior according to personal preferences
- Option to purchase the property **at the final construction stage, without furniture**, but with a **fully landscaped garden** (price adjustment applies)

With its **excellent location and functional layout**, this property offers a **great opportunity for comfortable family living** or a **lucrative investment in tourism rentals**.

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:

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Storage  
Garden  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
2.949 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.853 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.647 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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**ISKAZ NETO PLOŠTINA "A"**

1. Spavaća + garderoba	2,02 m <sup>2</sup>
2. Kupaonica	6,00 m <sup>2</sup>
3. Hali + Hlad. + H. + O.Š.Š.Š.	26,68 m <sup>2</sup>
4. Spavaća	2,79 m <sup>2</sup>
<b>Spavaća soba "A"</b>	<b>48,73 m<sup>2</sup></b>
5. Hala (12,00 x 4,20)	5,04 m <sup>2</sup>
6. Hala (12,00 x 4,20)	5,04 m <sup>2</sup>
7. Hala (12,00 x 4,20)	5,04 m <sup>2</sup>
<b>Neto ukupna ploština "A"</b>	<b>67,84 m<sup>2</sup></b>

**ISKAZ NETO PLOŠTINA "B"**

1. Spavaća + garderoba	3,92 m <sup>2</sup>
2. Kupaonica	4,08 m <sup>2</sup>
3. Hali + Hlad. + H. + O.Š.Š.Š.	26,80 m <sup>2</sup>
4. Spavaća	4,24 m <sup>2</sup>
<b>Spavaća soba "B"</b>	<b>29,04 m<sup>2</sup></b>
5. Hala (12,00 x 4,20)	5,04 m <sup>2</sup>
6. Hala (12,00 x 4,20)	5,04 m <sup>2</sup>
7. Hala (12,00 x 4,20)	5,04 m <sup>2</sup>
<b>Neto ukupna ploština "B"</b>	<b>49,76 m<sup>2</sup></b>



**ISKAZ NETO PLOŠTINA "A"**

1. Spavaća	4,98 m <sup>2</sup>
2. Spavaća + garderoba	12,47 m <sup>2</sup>
3. Kupaonica	2,90 m <sup>2</sup>
4. Spavaća + garderoba + garderoba	58,82 m <sup>2</sup>
5. Kupaonica	2,90 m <sup>2</sup>
<b>3. Hala (12,00 x 4,20)</b>	<b>15,18 m<sup>2</sup></b>

**ISKAZ NETO PLOŠTINA "B"**

1. Spavaća	4,35 m <sup>2</sup>
2. Spavaća + garderoba	12,47 m <sup>2</sup>
3. Kupaonica	2,70 m <sup>2</sup>
4. Spavaća + garderoba	44,42 m <sup>2</sup>
5. Kupaonica	2,70 m <sup>2</sup>
<b>3. Hala (12,00 x 4,20)</b>	<b>12,03 m<sup>2</sup></b>