

# Apartment

## Medulin, Istria



<b>Ref</b>	RE-U-39874
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	51 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 220 000

For sale: a charming apartment offering a blend of modern comfort, sea views, and Mediterranean charm, located in a quiet street just minutes by bike from the lively Medulin promenade and renowned beaches.

Situated on the first floor of a small residential building with only five units, the apartment provides a sense of privacy and peaceful living without the crowds. With a total interior area of 51.96 m<sup>2</sup>, the layout is thoughtfully designed to maximize space and natural light. The property includes two bedrooms—one with a private balcony that offers stunning views of the sea, perfect for relaxing mornings or evening moments. There is also a comfortable bathroom, a hallway, and an open-plan living area combining the kitchen, dining room, and living room. From here, doors lead out to the main balcony, which also features beautiful sea and greenery views, making it an ideal spot for dining al fresco or unwinding in the open air.

Residents enjoy access to a landscaped and fenced communal garden, complete with a swimming pool, a shaded dining terrace, and a built-in barbecue—perfect for socializing and enjoying the summer months in true Mediterranean style.

The apartment is just 300 meters from the sea and a quick 3-minute bike ride to Medulin's waterfront promenade, with its vibrant selection of restaurants and cafes. The town's most popular beaches are only four minutes away by bike, making this location ideal for both permanent living and seasonal stays. Despite its close proximity to the town center, the setting offers a calm and quiet environment, free from noise and crowds.

Schools, kindergartens, shops, restaurants, and various other amenities are all within walking distance, making the apartment suitable for year-round living.

#### Key features:

- 51.96 m<sup>2</sup> of living space
- Two bedrooms (one with a private balcony and sea view)
- Open-plan living room, kitchen, and dining area
- Main balcony with sea view
- Fully equipped and air-conditioned
- PVC windows

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- Landscaped shared garden with swimming pool, barbecue, and covered terrace
- Small residential building with only five apartments
- 300 m from the sea
- 3-minute bike ride to Medulin's promenade
- Legal and registered: clean ownership (1/1), valid use permit, no encumbrances, apartment is condominium-formalized, pool is registered and legalized

This property is an ideal choice for those looking for a peaceful coastal retreat, a modern holiday home, or a smart investment in one of Istria's most popular seaside towns.

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.

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Price per m<sup>2</sup>:  
4314 €

Average price/m<sup>2</sup> of this type  
in this region:  
3786 €

Median price/m<sup>2</sup> of this type  
in this region:  
3674 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4478 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4127 €



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## Medulin, Istria



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