

Apartment

Banjole, Medulin, Istria



Ref	RE-U-21077
Type	Apartment
Region	Istria > Pula
Location	Banjole, Medulin
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	62 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 311 700

Apartment

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Charming Medulin Riviera Apartment in Banjole – Just 300 Meters from the Sea!

The Medulin Riviera, including the picturesque village of Banjole, is one of the sunniest areas in Croatia, making it a highly sought-after location for real estate purchases, vacation homes, and profitable investment opportunities with fast returns. Banjole stands out for its beautiful and functional location, excellent connectivity, and proximity to all essential amenities, making it one of the most attractive settlements on the Istrian coast.

In a quiet and well-maintained part of Banjole, just 400 meters from several beaches, a new building with six modern apartments is currently under construction.

Apartment 6 – Second Floor, Sea View – Total Net Area 62.14 m² (Living Area 57.24 m²)

The apartment layout includes:

- Two bedrooms
- Open-plan living room with kitchen and dining area
- Bathroom
- Uncovered terrace of 8.9 m²
- One designated parking space

High-quality features and finishes include:

- Premium construction with 25 cm thermal Profi blocks
- Thermal-efficient anthracite PVC windows with shutters and mosquito nets
- 10 cm exterior insulation

Apartment

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- Mitsubishi air conditioning unit with heating and cooling (optional additional units available)
- Electric underfloor heating throughout with digital thermostats
- Additional wall-mounted heater in the bathroom with remote control
- Walk-in shower and Geberit toilet system with soft-close seat
- 100-liter modern Ariston boiler
- High-quality Italian ceramic tiles throughout and laminate flooring in bedrooms
- Marked asphalt parking space
- Electricity and water connections on ground-floor terraces, with sockets on upper-floor terraces

Location highlights:

The sea is only 300 meters away, and within a 200-meter radius, you'll find shops, top restaurants, and local amenities. Within 1 km of the apartment, there is a pharmacy, gas station, shopping center, playgrounds, an adrenaline park, and a camping site.

Premantura and the stunning natural beauty of Cape Kamenjak, with its beaches and scenic trails, are just 4 km away, easily accessible by car or bike. Pula and Medulin are both approximately 4 km away, while Pula Airport is just 10 km from the property.

This location offers an exceptional combination of natural beauty, convenience, and connectivity, making it perfect for a permanent home, vacation residence, or investment property on the Istrian coast.

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:

Apartment

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Floor heating
Modern

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Price per m²:
5.027 €

Average price/m² of this type
in this region:
3.866 €

Median price/m² of this type
in this region:
3.831 €

Average price/m² of this type
in Croatia:
4.594 €

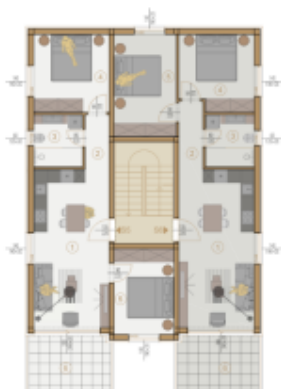
Median price/m² of this type
in Croatia:
4.219 €

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STAN 55			
br.	razina prostora	veličina	totalna veličina sa balkon. površ.
1	Kuhinjski blok	24,13	24,13
2	Prehrambeni blok	2,70	2,70
3	Kupaonica	5,17	5,17
4	Spavaća soba	11,80	11,80
5	Spavaća soba	10,40	10,40
STAN 55 zahtjevano natlo		54,20	54,20
Namještena terasa		8,90	8,95
STAN 55 ukupna veličina		63,20	63,15



STAN 56			
br.	razina prostora	veličina	totalna veličina
1	Kuhinjski blok	24,13	24,13
2	Prehrambeni blok	3,35	3,35
3	Kupaonica	5,17	5,17
4	Spavaća soba	11,18	11,18
5	Spavaća soba	12,88	12,88
STAN 56 zahtjevano natlo		56,71	56,71
Namještena terasa		8,90	8,95
STAN 56 ukupna veličina		65,61	65,66



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