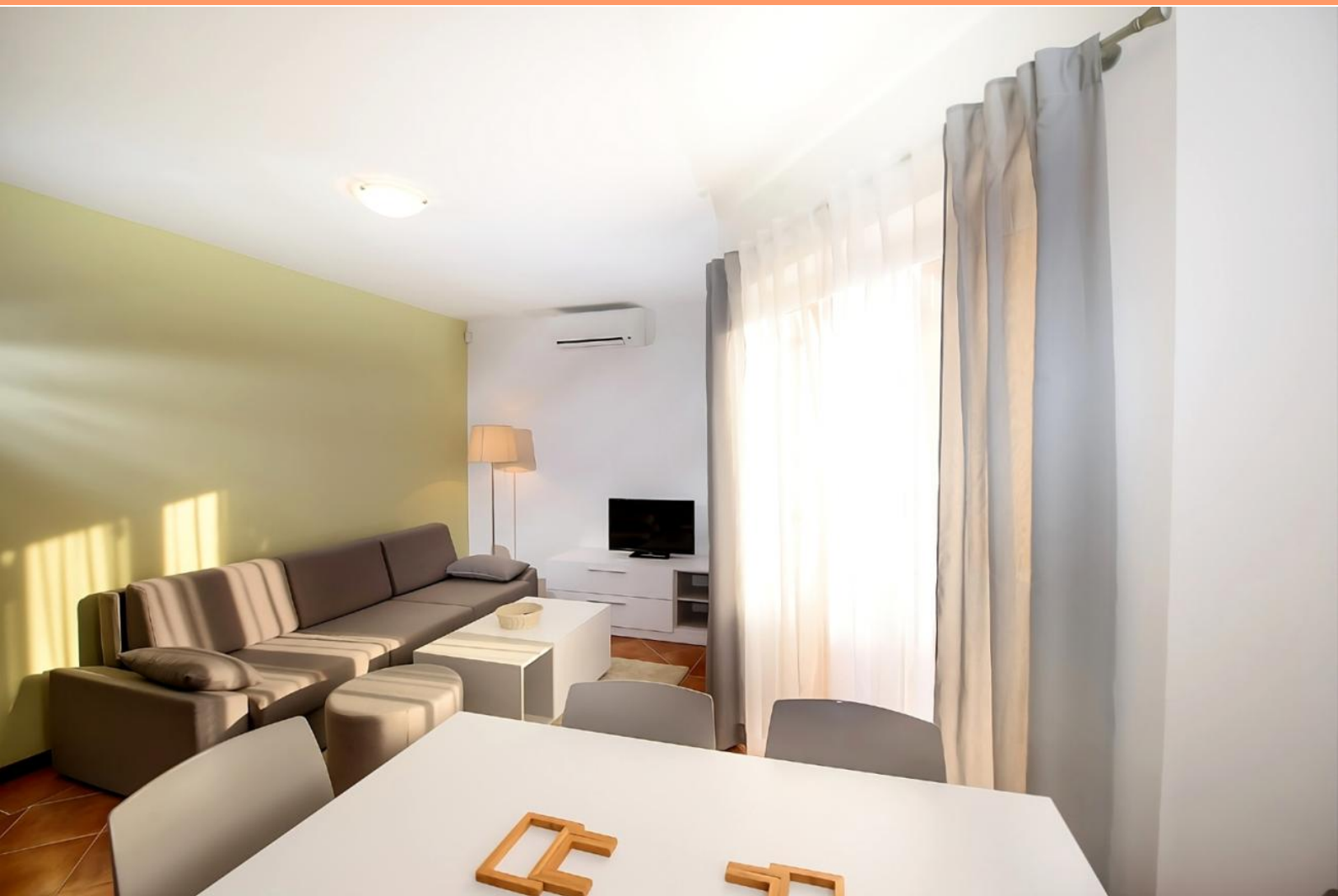


# Apartment

## Medulin, Istria



<b>Ref</b>	RE-U-43896
<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>	150 m
<b>Floorspace</b>	72 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 245 900

# Apartment

## Medulin, Istria



At the southernmost point of the Istrian peninsula lies Medulin, a renowned coastal destination and one of the leading symbols of Istrian tourism. As the heart of the celebrated Medulin Riviera, the town rests on the remnants of prehistoric settlements and is surrounded by picturesque areas such as Premantura, Pješčana Uvala, Pomer, Vinkuran, Vintijan, Valbonaša and Banjole. The region also includes the beautiful Medulin archipelago, composed of eleven uninhabited islands and islets.

This entire landscape is characterized by exceptional natural preservation and remarkable environmental value. Its enduring appeal is owed to the mild Mediterranean climate, scenic nature parks, archaeological sites, enchanting viewpoints, sandy and white-pebble beaches, turquoise bays, pine forests and coastal villages rich with tradition, culture and vibrant seasonal activities.

A short distance from Medulin's center, just about 150 meters from the sea, an apartment of 72 sq.m. is now available for purchase in an exceptionally desirable location. The property is situated within a solidly built structure extending across the ground and first floors, containing only two residential units with a practical and well-organized layout.

The apartment for sale occupies the first floor and includes two bedrooms, a bathroom and a bright living area that integrates the living room, dining space and kitchen into a harmonious whole. A terrace and a loggia provide additional outdoor comfort. The apartment also comes with one designated parking space and a small garden area.

Given its proximity to the sea and its appealing surroundings, this property represents an excellent opportunity for comfortable year-round living as well as a highly attractive investment for tourist rental.

The seller of this property is a legal entity.

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:**

Garden  
Urbanized

# Apartment

## Medulin, Istria



Price per m<sup>2</sup>:  
3.415 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.866 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.831 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

# Apartment

Medulin, Istria



# Apartment Medulin, Istria



# Apartment

## Medulin, Istria



# Apartment

## Medulin, Istria

