

# Apartment

## Medulin, Istria



<b>Ref</b>	RE-U-39584
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	56 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 199 000

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Apartment for sale in a new residential building in Medulin, one of the most sought-after coastal destinations in Istria, located just 600 meters from the sea. This modern property represents an excellent opportunity for both comfortable living and investment in tourist rental in a highly popular Adriatic location.

Medulin is a well-known coastal municipality situated in the southernmost part of the Istrian peninsula, covering an area of 29.35 km<sup>2</sup> and comprising eight coastal settlements: Medulin, Premantura, Banjole, Pomer, Vinkuran, Vintijan, Valbonaša and Pješćana Uvala. With its developed infrastructure, beautiful beaches and strong tourism demand, Medulin is one of the most attractive areas for real estate purchases in Istria.

The apartment has a total living area of 56 m<sup>2</sup> and is located in a new, modern building. It consists of two bedrooms, a living room, a hallway and two bathrooms, offering a functional and comfortable layout. The property is sold unfurnished, allowing the future owner to furnish it according to personal taste and needs.

The location is particularly attractive, with the sea and beaches only 600–700 meters away. Schools, kindergartens, shops, restaurants and all essential amenities are within close proximity, making this apartment suitable for year-round living or seasonal rental. The apartment includes one private parking space.

The property is registered as condominium ownership with clear title (1/1 ownership), ensuring a safe and straightforward purchase. Thanks to its modern construction, excellent location and proximity to the sea, this apartment in Medulin is an outstanding opportunity for living, holiday use or investment.

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:**

Urbanized  
Modern

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Price per m<sup>2</sup>:  
3.554 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.863 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.839 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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