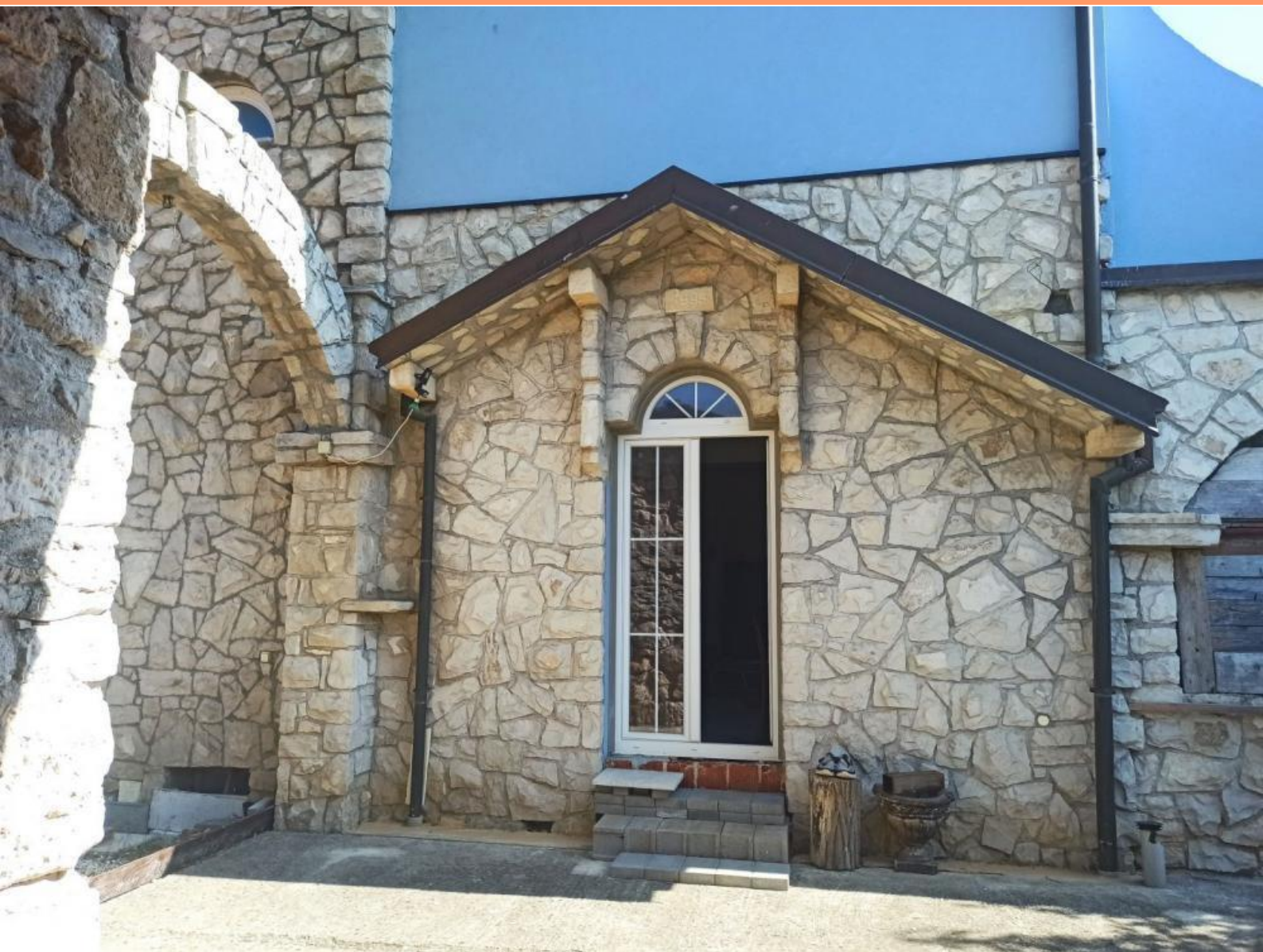


# House

Banjole, Medulin, Istria



<b>Ref</b>	RE-U-10507
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	950 sqm

# House

Banjole, Medulin, Istria



<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 592 000

# House

## Banjole, Medulin, Istria



Stone house with sea view just 200 m from the beach in Banjole!

The house of 300 sq.m. spreads over 3 floors, on a land plot of 950 m<sup>2</sup>.

The ground floor has a bedroom, living room and dining room, hallway, bathroom and kitchen with access to the garden terrace. Internal stairs lead us to the 1st floor where there are 3 bedrooms, hallway, two bathrooms, large terrace and small terrace.

On the 2nd floor there is a kitchen, living room with dining area, bathroom and a covered terrace with lovely sea view.

Additional benefits:

- Tavern with summer kitchen and covered terrace.
- Bread oven in the yard.
- Garden house as storage.
- Outdoor shower.
- Central pipes were installed in the house, but no radiators were installed.
- The house has a basement of 30 m<sup>2</sup>.
- Building land allows the prospective buyer to build on the rest of the plot.

Only 200 meters from the beach and 10 minutes from the center of Pula, Medulin and Premantura - this property provides the perfect opportunity for tourist rental and great potential for decorating the house in your own style and year-round enjoyment of a stone house by the sea!

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:

Storage  
Garden  
Stone house

# House

## Banjole, Medulin, Istria



Price per m<sup>2</sup>:  
1.973 €

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 €

# House

Banjole, Medulin, Istria



# House

Banjole, Medulin, Istria



# House

Banjole, Medulin, Istria



# House

Banjole, Medulin, Istria



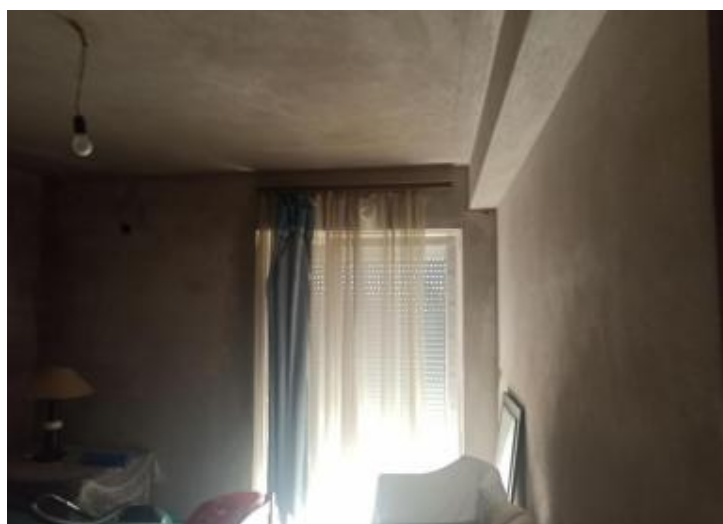
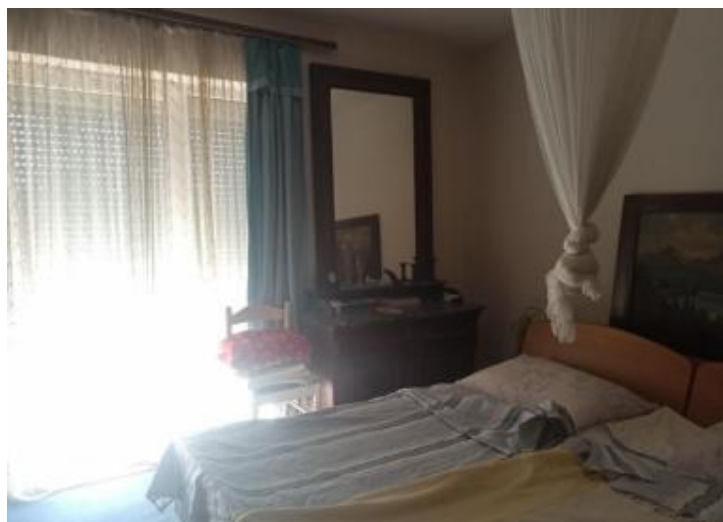
# House

Banjole, Medulin, Istria



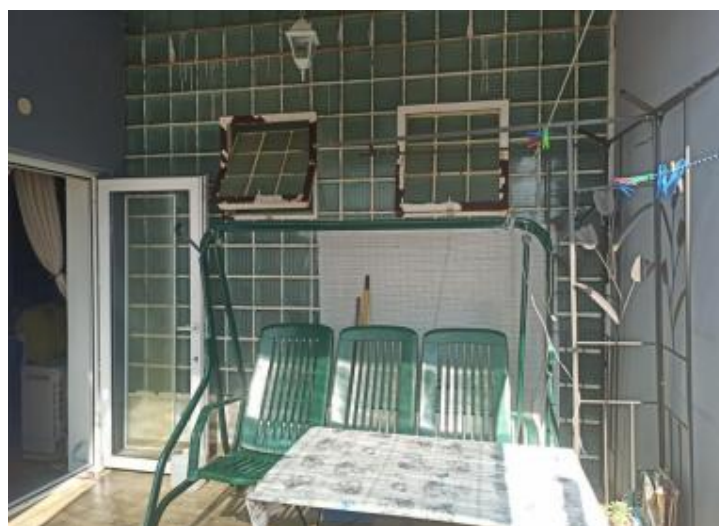
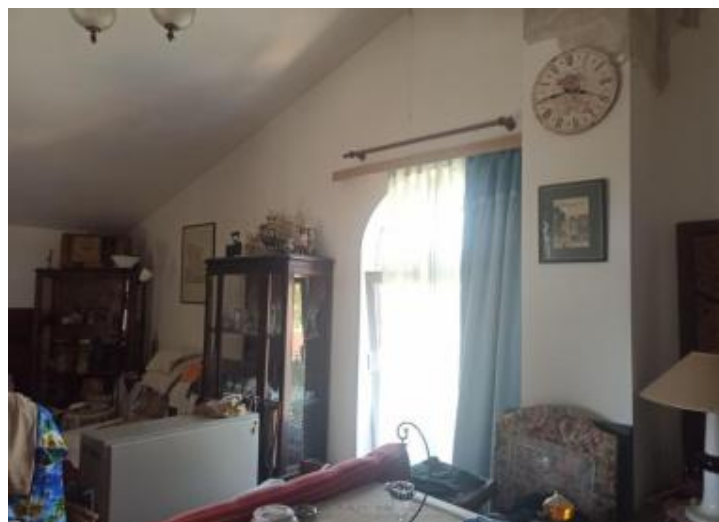
# House

Banjole, Medulin, Istria



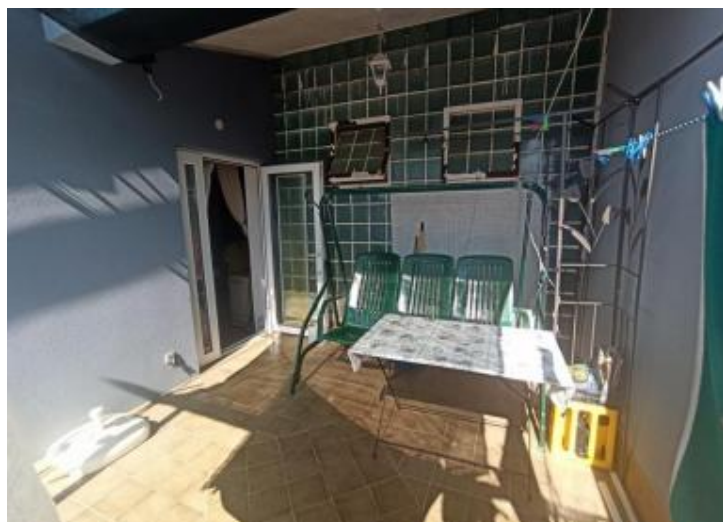
# House

Banjole, Medulin, Istria



# House

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# House

Banjole, Medulin, Istria

