

House

Banjole, Medulin, Istria



Ref	RE-U-3627
Type	House
Region	Istria > Pula
Location	Banjole, Medulin
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	300 sqm
Plot size	700 sqm

House

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 400 000

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Astonishing solid house in a quite area of Banjole just 300 meters from the sea!"

Total area of the house is 300 sq.m. Land plot is 700 sq.m.

You can make a swimming pool and convert this house into a luxury villa.

The house is spread over two floors.

It consists of a spacious living room, kitchen, dining room, three bedrooms, three toilets and a large garage (!).

In front of the house there are four additional parking spaces.

During the construction of this family house, only high-quality materials were used, which gives visible luxury, comfort and safety:

- The facade is in excellent condition with thermal insulation of a beautiful combination of colors, and the gutters are copper.
- The roof is concrete with insulation and covered with bramble tiles. In the outer part, the floors are covered with stone slabs, and in the inner part of the house with high-quality ceramic tiles and bamboo and oak wood.
- The windows are combined, the shutters are made of teak wood, and the PVC windows with six chambers are brown.
- The terraces are fenced with a stainless steel fence, and the garden is a combination of a brick fence and a wrought iron fence with two entrance wrought iron gates, one of which is automatic.
- The house also has two chimneys, one of which is used for gas heating, and the other has a fireplace or stove of the future owner's choice.
- The gas tank has a capacity of 1500 liters.
- High-quality gas radiators have been installed along the entire living space, and the house also has air conditioning for heating and cooling.
- An irrigation system has been installed in the yard.
- The house is for sale furnished and ready to move in.

All the facilities necessary for life are in the immediate vicinity just a few minutes walk.

Legal note: The house is located in the T1 zone of the local spatial plan, so it is possible to convert it from a family house into apartment-house for tourist purposes or boutique hotel, which can bring the future owner an excellent income.

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:

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Garage
Swimming pool
Garden

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Price per m²:
4.667 €

Average price/m² of this type
in this region:
2.859 €

Median price/m² of this type
in this region:
2.654 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

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