

# New development

## Medulin, Istria



<b>Ref</b>	RE-U-16197
<b>Type</b>	New development
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	81 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 286 500

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Complex of new apartments for sale in Medulin just 300 meters from the sea with sea views!  
Construction will be completed by summer 2023.

### Building equipment:

- Demit facade 10 cm thick
- PVC joinery in anthracite color with double glazing
- LOW-E coated glass and filled with Argon
- Thermo block 25 cm thick
- flat roof thermal insulation with styrofoam 10 cm thick.

### Apartments equipment:

- air conditioning inverter 3.5 kW, blinds
- intercom, satellite and terrestrial antenna
- sockets and switches
- electric underfloor heating in the bathrooms
- bathroom furniture and boiler
- ceramics in all rooms except bedrooms
- laminate flooring in bedrooms
- security doors
- parking place for every apartment

More apartments are offered for sale:

16198 - Ground floor: 81 sq.m. with garden of 95 sq.m. Apartment offers 2 bedrooms, bathroom, salon with kitchen, terrace. Price is **284.500** eur.

22262 - Ground floor: 71 sq.m. with garden of 95 sq.m. Apartment offers 2 bedrooms, bathroom, salon with kitchen, terrace. Price is **285.000** eur.

~~Ground floor: 69 sq.m. with garden of 103 sq.m. Apartment offers 2 bedrooms, bathroom, salon with kitchen, terrace. Price is 175 000 eur.~~

~~Ground floor: 65 sq.m. with garden of 49 sq.m. Apartment offers 2 bedrooms, bathroom, salon with kitchen, terrace. Price is 164 000 eur.~~

16192 - Second floor: 81 sq.m. Apartment offers 3 bedrooms, 2 bathrooms, salon with kitchen, terrace. Price is **286.500** (2 parking places included)

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.

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### STAN D1

br.	naziv prostorije	netto m <sup>2</sup>	koef.	netto x koef. m <sup>2</sup>
1	Kuhinja+db+blag.	29,23	1	29.23
2	Hodnik + garderoba	5,25	1	5.25
3	Kupaonica	5,35	1	5.35
4	Spavaća soba	11,09	1	11.09
5	Spavaća soba	10,37	1	10.37
D1 zatvoreno neto:		61.29		61.29
6	Natkrivena terasa	9,86	0,50	4.93
D1 sveukupno neto:		71.15		66.22
vrt D:		85,78	0,10	8.58
PM1:		12,5	0,20	2.50
PM2:		12,5	0,20	2.50