

House

Medulin, Istria



House

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|-------------------------|---------------|
| Ref | RE-U-19626 |
| Type | House |
| Region | Istria > Pula |
| Location | Medulin |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 140 m |
| Floorspace | 144 sqm |
| Plot size | 212 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 2 |
| Price | € 648 000 |

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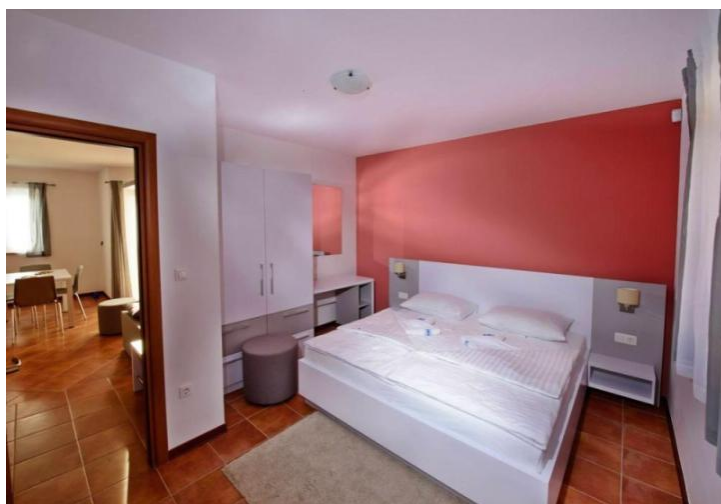
Lovely house in Medulin just 140 meters from the sea and beaches.
House belongs to a residential complex owned by reputable legal entity.
There are multiple units for sale in the complex at the moment for you to choose.
Complex was built in 2010 and for 10 years it had been used for renting.
In 2022-2023 it was refurbished for sale purposes.

The area of this particular house is 144 sq.m. Land plot is 212 sq.m.
The house, designed as a multi-story building, extends through the ground floor and first floor and consists of two multi-level residential units.
On the ground floor there is a residential unit with an area of 73.54 m². The area of the apartment without accessories (parking space and garden) and side part (covered terrace) is 54.95 m². It consists of two bedrooms, a bathroom and a living area that combines the living room, dining room and kitchen with access to the terrace.
On the first floor there is a residential unit with an area of 70.99 m². The area of the apartment without accessories (staircase, parking space and garden) and side part (semi-covered balcony) is 53.4 m². It consists of two bedrooms, a bathroom and a living room that combines the living room, dining room and kitchen with access to a spacious balcony.
The garden is horticulturally landscaped and contains two parking spaces. The property is fully equipped and furnished and is being sold as such, 100% ready for renting.
The exceptional location and spatial organization of the interior of this property provides an opportunity for a comfortable family life or an investment in an already well-established tourism rental business.

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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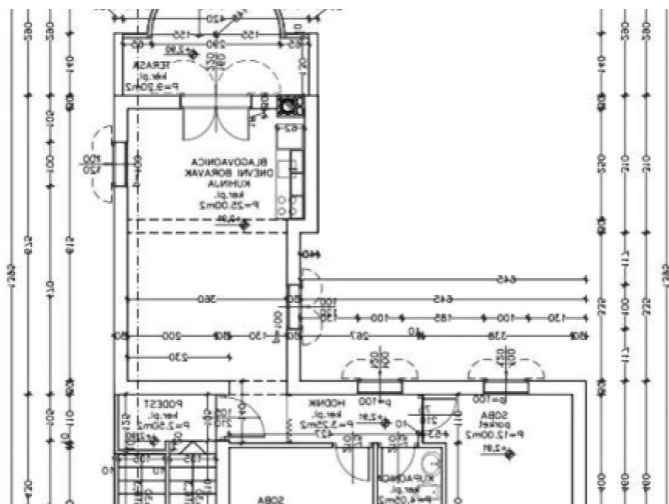
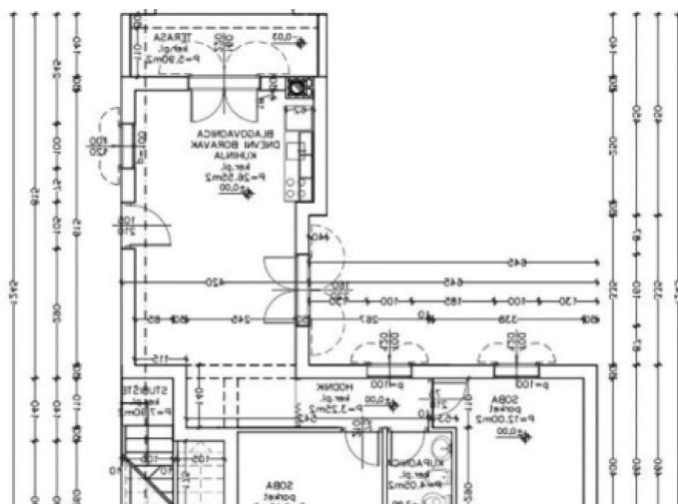
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