

# New development

## Medulin, Istria



<b>Ref</b>	RE-U-19778
<b>Type</b>	New development
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	140 m
<b>Floorspace</b>	70 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 267 000

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Residential complex in a peaceful area of vibrant Medulin offers several apartments for sale just 140 meters from the sea and beaches.

The apartments in the complex are sold fully furnished and equipped.

They were used for renting for 10 years, in 2022-2023 the buildings were renovated prior to be offered for purchase.

The apartments are grouped in two-storey buildings, with two apartments in each building (on the ground floor and on the upper floor).

Some upper floor apartments benefit sea views.

The subject of sale is an apartment with an area of 70.42 m<sup>2</sup> on the ground floor of the building.

The netto area of the apartment without additional areas (parking space and garden) and side parts (terrace) is 53.5 m<sup>2</sup>. It consists of two bedrooms, a bathroom, and a living space that combines the living room, dining room and kitchen, as well as two terraces. The apartment has part of the garden and one parking space.

This apartment in an attractive location is an ideal opportunity for a pleasant family life or as an investment for rental for tourist purposes.

The seller is a legal entity.

There are more apartments of this kind in the complex.

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:**

Garden

Urbanized

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Price per m<sup>2</sup>:  
3.814 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.741 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.963 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.523 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.240 €

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