

# House

## Medulin, Istria



<b>Ref</b>	RE-U-19796
<b>Type</b>	House
<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>	131 sqm
<b>Plot size</b>	59 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 534 000

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House in Medulin only 140 meters from the sea, fully furnished and equipped!

House belongs to a complex of more than 20 houses which were used for renting since 2010 and refurbished in 2022-2023 prior to sale announcement.

The properties demonstrated excellent occupancy rates and the highest booking.com ranking.

Seller is a legal entity.

The house, is designed as a two-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 63.50 m<sup>2</sup>. The area of the apartment without extra parts (parking space) and side parts (terrace) is 47.1 m<sup>2</sup>. It consists of a bedroom, a bathroom, and a living area that combines the living room, dining room and kitchen, a pantry and two terraces.

On the first floor there is a residential unit with an area of 72.35 m<sup>2</sup>. The area of the apartment without extra parts (staircase, parking space) and side parts (terrace) is 43.7 m<sup>2</sup>. It consists of a bedroom, a bathroom, a living area that combines the living room, dining room and kitchen and two terraces.

The garden is horticulturally landscaped and contains two parking spaces. The property is fully equipped and furnished and is being sold as such.

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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Price per m<sup>2</sup>:  
4076 €

Average price/m<sup>2</sup> of this type  
in this region:  
2846 €

Median price/m<sup>2</sup> of this type  
in this region:  
2685 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2893 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2571 €

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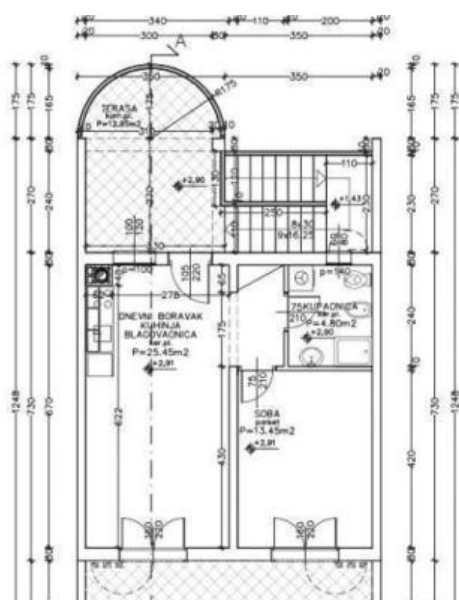
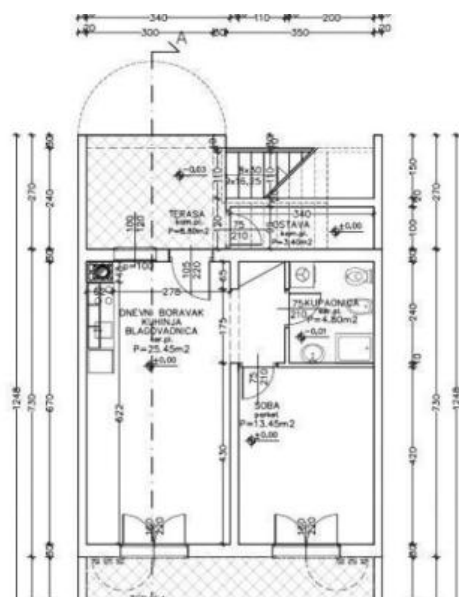
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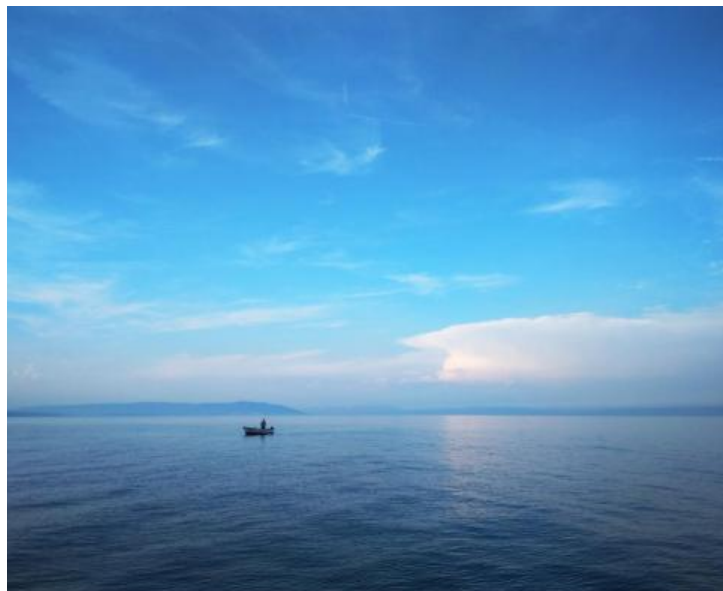
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