

# New development

## Medulin, Istria



<b>Ref</b>	RE-U-18465
<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>	190 m
<b>Floorspace</b>	140 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

3

**Price**

€ 600 000

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Luxury apartment in Medulin, 190 meters from the sea, with sea views!  
Apartment benefits marvellous sea panorama, garage.  
Total area is 140 sq.m.

The apartment is located on the second and last floor and consists of an entrance hall that leads to an open space room where there is a kitchen with a dining room and a living room that provides communication with a spacious terrace.

The rest of the apartment consists of a corridor below, a guest toilet and three bedrooms with their own bathrooms, while one of the rooms also offers access to the terrace and a view of the sea.  
The apartment also includes parking spaces in the garage and part of the garden.

The apartment is equipped with air conditioning, electric underfloor heating, quality appliances, security doors, electric blinds and a water purifier located in the garage.  
It is also well-furnished with custom-made furniture and is being sold as such!

The luxurious apartment is located near all urban/city amenities necessary for life and is an ideal opportunity for a pleasant family life, rest and relaxation or as an investment for rental for tourist purposes.  
It is a new prestigious district of Medulin.

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:**

- Garage
- Floor heating
- Garden

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Price per m<sup>2</sup>:  
4.286 €

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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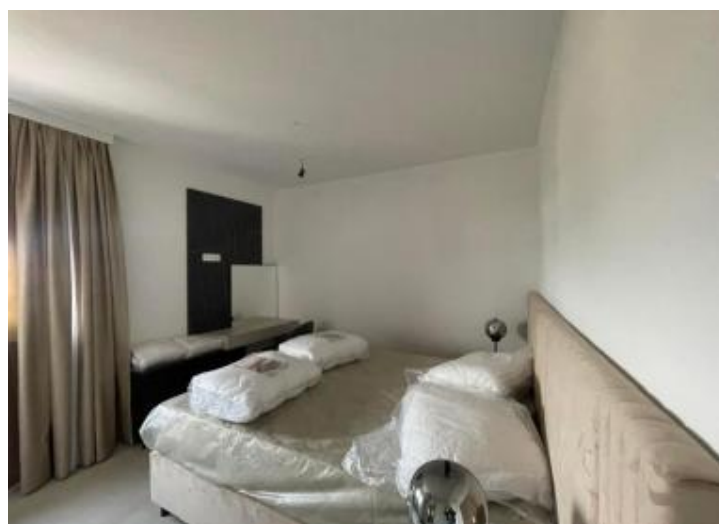
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