

Apartment

Banjole, Medulin, Istria



Ref	RE-U-21974
Type	Apartment
Region	Istria > Pula
Location	Banjole, Medulin
Front line	No
Sea view	No
Distance to sea	200 m
Floorspace	246 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	Price upon request

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Gorgeous apartment in Banjole, Medulin, with swimming pool, in a boutique building only 200 meters from the sea.

This ideal boutique residence was built in 2017 and belongs to a calm green part of the town.

This spacious apartment covers 246.19 m² of total space and is located on the ground floor of a building consisting of a total of four residential units. Your new home has everything you need for a comfortable and modern life.

In addition to wonderful planning, this apartment has its own swimming pool and garden.

The apartment of 185.40 m² netto surface consists of a spacious living room with kitchen and dining room, a study, three bedrooms, one of which has its own bathroom, and 2 additional bathrooms and a storage room. The apartment is full of light thanks to the natural light that penetrates through the large windows. It is especially worth mentioning that the living room has an exit to the terrace that leads to the sun deck and swimming pool, providing you with additional space for relaxation and outdoor recreation. The apartment comes with one parking space (2.90 m²), a garage (9.08 m²) and a storage room in the basement (4.53 m²), which will provide you with practicality and make your everyday life easier.

Additional information:

- own private swimming pool (5x8)
- own boiler room in the basement
- automatic irrigation of the environment
- heat pump underfloor heating
- fan coils for heating and cooling

The location of this apartment is simply ideal.

Pula city is only 5 km away.

Don't miss this unique opportunity!

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
- Swimming pool
- Storage
- Garden
- Urbanized

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Modern

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Average price/m² of this type
in this region:
3.862 €

Median price/m² of this type
in this region:
3.822 €

Average price/m² of this type
in Croatia:
4.591 €

Median price/m² of this type
in Croatia:
4.219 €

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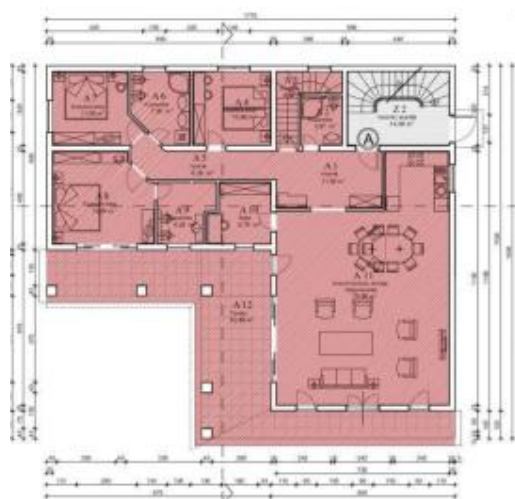
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**SMJEŠTAJNA GRAEVINA TURISTI
NAMJENE I GAJ
TLOCRT PRIZE
M.**

	plodnost	g
APARTMAN A - apartmani 163,98 m ²		
1. Spavaća	11,30 m ²	1,00
2. Kupatilo	3,97 m ²	1,00
3. Dnevni	4,40 m ²	1,00
4. KUHINJA	10,00 m ²	1,00
5. KUHINJA	5,20 m ²	1,00
6. Spavaća	7,30 m ²	1,00
7. KUHINJA	11,00 m ²	1,00
8. KUHINJA	10,00 m ²	1,00
9. Spavaća	6,51 m ²	1,00
10. KUHINJA	6,51 m ²	1,00
11. KUHINJA (KUHINJA/STANOVANJE)	10,00 m ²	1,00
12. KUHINJA	10,00 m ²	1,00
APARTMAN A - podzemni 43,98 m ²		
13. KUHINJA	5,11 m ²	0,50
14. KUHINJA	5,11 m ²	0,50
15. KUHINJA	6,00 m ²	0,50
PERIFERNE UZ APARTMAN A 115,04 m ²		
16. KUHINJA	10,27 m ²	0,50
17. KUHINJA (KUHINJA)	10,00 m ²	0,50
18. KUHINJA (KUHINJA)	14,40 m ²	0,50
19. KUHINJA	15,12 m ²	0,50
20. KUHINJA (KUHINJA)	6,00 m ²	0,50
UKUPNO S PERIFERIJOM 46,00 m ²		
ZAJEDNIČKI DIJELI		
21. KUHINJA (KUHINJA)	14,00 m ²	1,00