

# New development

## Medulin, Istria



<b>Ref</b>	RE-U-23155
<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>	400 m
<b>Floorspace</b>	104 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 381 000

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Great new residence in Medulin offers five new buildings with apartments!  
It is a calm green area close to 4\*\*\*\* star hotel and wonderful pebble beaches!

The object of sale is an apartment with an area of 96.63 m<sup>2</sup>, located on the first floor of the building. It consists of an entrance hall, three bedrooms, two bathrooms, a living room with a study and access to the terrace, and a kitchen with a dining room with access to the balcony.

A garage/parking space is included in the price.

This apartment in an attractive location is an ideal opportunity for a comfortable family life as well as an investment for the purpose of tourist rental.

The seller of the property in question is a legal entity.

There are more apartments in the building:

23156 - 96 sq.m. - 3 bedrooms, 2 bathrooms - 398 000 eur

23154 - 39 sq.m. - 1 bedroom, 1 bathroom - 159 500 eur

23151- 38 sq.m. - 1 bedroom, 1 bathroom - 159 500 eur

23148 - 96 sq.m. - 3 bedrooms, 2 bathrooms - 398 000 eur

etc

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>:  
3.663 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.762 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.956 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.587 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.256 €

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