

House

Medulin, Istria



Ref	RE-U-24790
Type	House
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	320 sqm
Plot size	805 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 550 000

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Spacious house in the heart of Medulin, 600 meters from the sea.

Total area of the house is 320 sq.m. Land plot is 805 sq.m.

The house was built in 1990 and then properly maintained.

It stretches itself out over three stories and conceals three separate living quarters.

Down in the basement, crafted entirely from hewn Istrian stone, you'll find two one-bedroom apartments. Just next to these cellar abodes lies a boiler room with a hefty 300-liter central boiler, a cellar, an atomic shelter, and a roughly 25-square-meter garage.

The first floor is where a spacious living room connects with the kitchen and dining area, all accompanied by a grand fireplace. There's an extra room, a bathroom, and a water closet in this space.

By climbing an indoor staircase, we ascend to the second floor of the estate. Up there, you'll discover a communal hallway, four bedrooms, each one with its own balcony boasting a sea view, bathrooms, and a separate toilet.

The expansive courtyard provides two parking areas accommodating four automobiles, an outdoor terrace, a garden, and lush green spaces. Since the property is connected to the municipal sewage system, the possibility of installing a pool is made easier by repurposing the old septic tank (with a capacity of 10m³).

Medulin's center is just a brief walk away, while the first beaches are a mere 600 meters distant. It's close enough to all amenities yet situated on a peaceful, less-traveled lane that grants tranquility and privacy, even during the bustling summer months when Medulin is lively from dawn till dusk, courtesy of numerous visitors.

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 m²:
1719 €

Average price/m² of this type
in this region:
2762 €

Median price/m² of this type
in this region:
2664 €

Average price/m² of this type
in Croatia:
2892 €

Median price/m² of this type
in Croatia:
2590 €

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