

Apartment

Medulin, Istria



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|------------------------|---------------|
| Ref | RE-U-25542 |
| Type | Apartment |
| Region | Istria > Pula |
| Location | Medulin |
| Front line | No |
| Sea view | No |
| Distance to sea | 1000 m |
| Floorspace | 134 sqm |
| No. of bedrooms | 3 |

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No. of bathrooms

3

Price

€ 487 500

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Lux apartment in Medulin, super offer cca. 1 km from the sea!

In our offering lies a fascinating project of new luxurious abodes, with the planned commencement of construction in March 2024. The project comprises two residential edifices, each housing three residential units, with each dwelling resting on its own floor within the structure. Indeed, the structures form a singular volume, elevated ground floor + 2 floors, and one subterranean level for storage.

Both structures in the project boast their private heated pool, adorned with high-quality mosaic, and the surrounding terrain artfully landscaped with greenery and illuminated pathways.

DWELLING DETAILS: Abode B3, situated on the second floor of building "B," encompasses a total living area of 134.06 m²; Within this space, the dwelling comprises an entrance hallway demarcating the private abode from the living quarters. In the private domain, three spacious bedrooms are ensconced, each possessing its private bathroom. Additionally, there is an extra guest toilet and a laundry room. At the terminus of the hallway, a capacious and sunlit "open space" area unfolds, featuring a commodious living room, kitchen, and dining area. Access to an external covered terrace is granted from the living area.

The dwelling is accompanied by a storage space, one external parking spot, and one parking space in the garage.

ADDITIONAL DWELLING DETAILS:

- All dwellings will be adorned with top-tier equipment from renowned domestic and foreign manufacturers. Moreover, premium three-layer oak parquet and high-quality Italian ceramic tiles of larger dimensions will grace the floors.
- Underfloor heating is encompassed in the price and will be installed throughout all chambers of the abode.
- The price also includes the installation of a heat pump for water heating regulation.
- Each bedroom and the living space will be air-conditioned with high-quality air conditioners featuring inverters.

In the current construction phase, the buyer has the prerogative to choose ceramic floors and influence certain design elements. The investor extends to buyers the prospect of furnishing and outfitting the abodes, as depicted in the pictures, with a pre-arranged additional payment.

LOCATION: The locale where the structures are situated is ideal for serene and secure family cohabitation. Mere minutes away lie shops, major retail chains, schools, kindergartens, the renowned Medulin waterfront, numerous beaches, and a marina. The location, beyond being ideal for families, is perfect for those seeking a tranquil haven during or outside the tourist season, as well as for those exploring opportunities for the development of a luxury tourist offering.

The visible price in the advertisement includes the VAT amount, and the buyer is relieved of the obligation to

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pay real estate transfer tax!

For more information or to arrange a viewing of the property, feel free to contact us!

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
Storage
Urbanized

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Price per m²:
3.638 €

Average price/m² of this type
in this region:
3.863 €

Median price/m² of this type
in this region:
3.839 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

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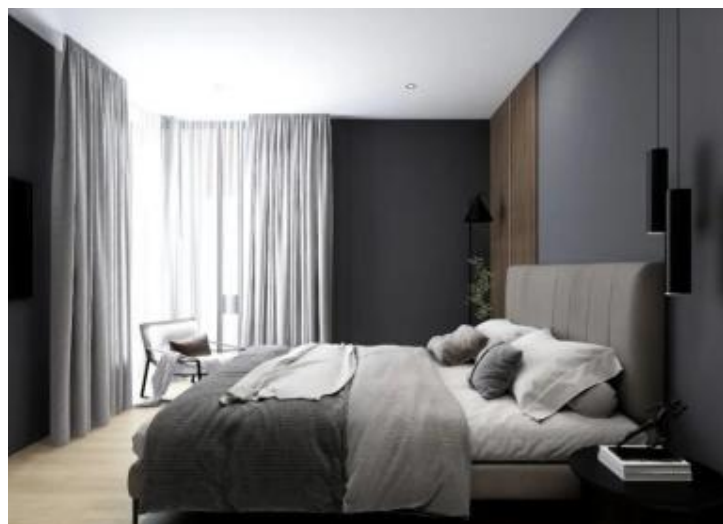


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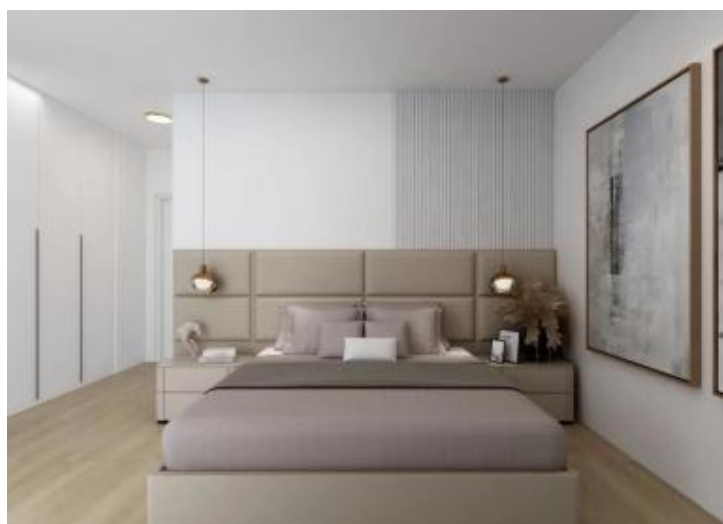
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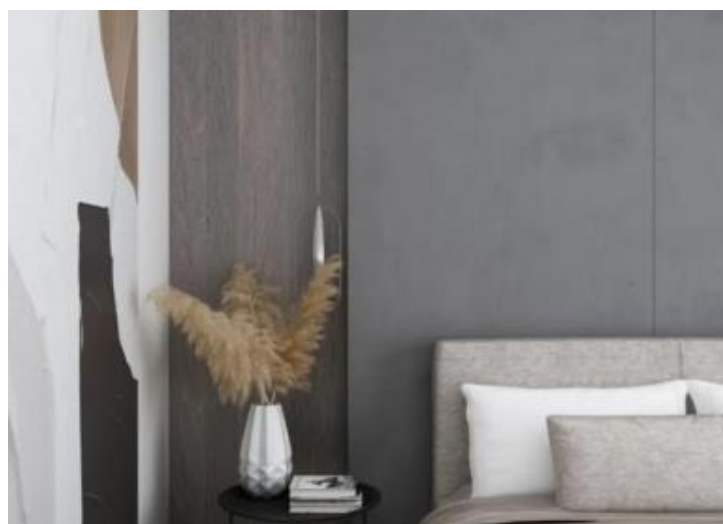
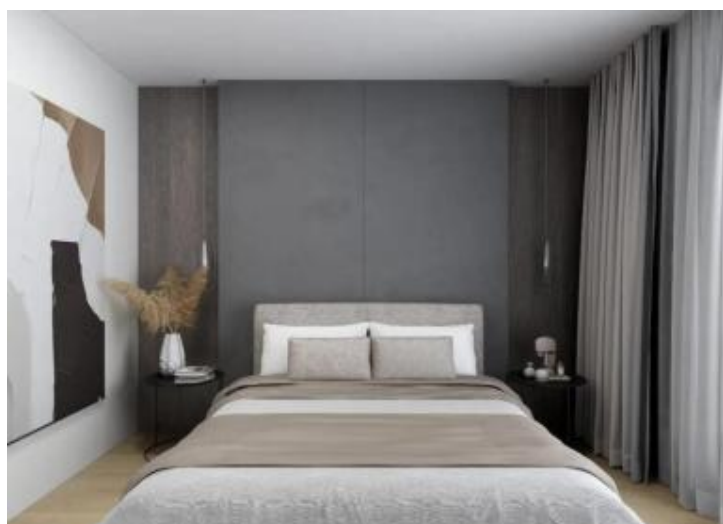
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