

House

Medulin, Istria



Ref	RE-U-27611
Type	House
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	118 sqm
No. of bedrooms	2

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No. of bathrooms

3

Price

€ 364 000

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House in Medulin, cca. 2-2,5 km from the sea!
Total area is 118 sq.m. Land plot is 496 sq.m.
House is sold in roh-bau condition.

It is a quality small family house located in a peaceful and quiet location, ideal for family life or as a tourist investment option.

Description: The house consists of 118m² of total living area, and consists of a smaller entrance hall that leads us to a larger open space where the living room is planned, from which direct communication with the garden extends further through a sliding glass wall. Slightly separated from the living room is the area where the kitchen is planned with an island and a dining room. The house consists of two bedrooms, each of which has its own bathroom, and its own access to the garden. While the guest toilet and a smaller technical room are hidden in the entrance hall. The territory has a total area of 496 m², which is more than enough to build a swimming pool with a sun deck, as well as a parking area, and enough greenery for relaxation and fun with friends and family.

Important information:

- * The house is sold in its current condition
- * The interior space has high ceilings, which leaves room for future owners to install galleries or floors.
- * Future owners have the opportunity to take over almost all the necessary materials for finishing the house at an additional cost

Location highlights: The house is located in one of the most sought-after locations in South Istria, a true little pearl of the Adriatic known as the city of Medulin. Numerous restaurants, cafes and other facilities have made this place ideal for living all year round. The house is also located in a somewhat newer settlement in Medulin, surrounded by modern villas and newer buildings in the immediate vicinity of all the necessary amenities, so it is only a 4-minute easy drive from the Medulin waterfront, 5 minutes from the first sandy beach, 5 minutes from larger shops and super market, while smaller shops are only a few steps away.

Due to its exceptional location and the nature that the villa will be surrounded by, as well as the amenities that the place offers, this property is an ideal investment for family life or tourist rental. For any additional questions, necessary information or wish to organize an appointment to view the house, please 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.

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Price per m²:
3085 €

Average price/m² of this type
in this region:
2873 €

Median price/m² of this type
in this region:
2700 €

Average price/m² of this type
in Croatia:
2872 €

Median price/m² of this type
in Croatia:
2543 €

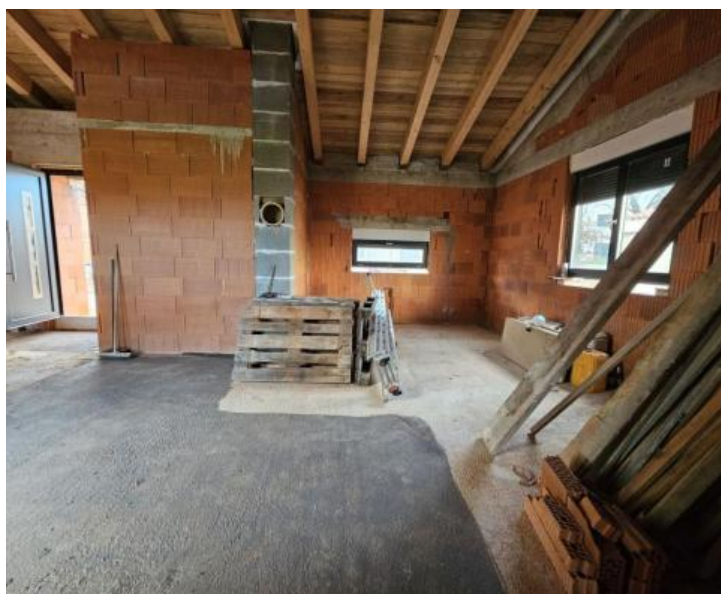
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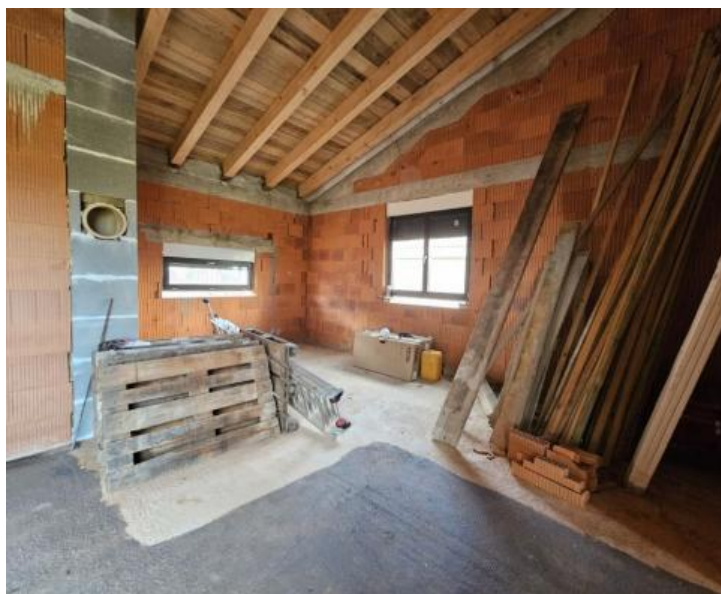
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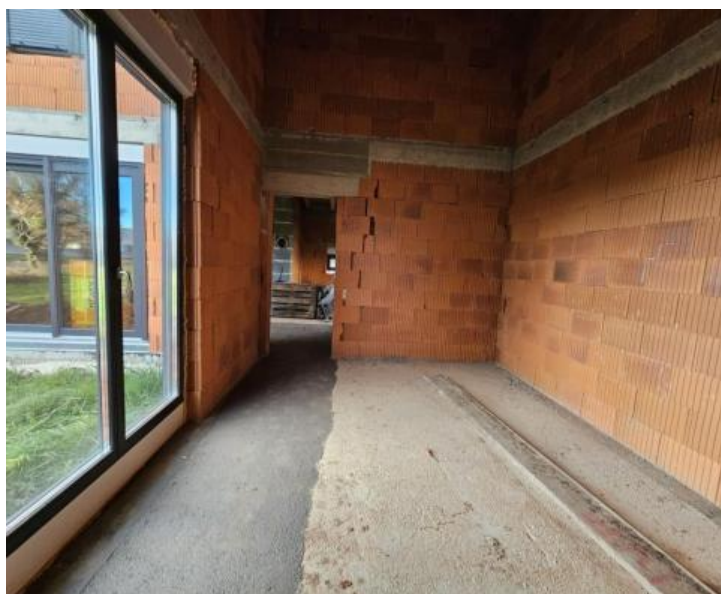
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