

# House

Medulin, Istria



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## Medulin, Istria



<b>Ref</b>	RE-U-27977
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	900 m
<b>Floorspace</b>	54 sqm
<b>Plot size</b>	617 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 275 000

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House in Medulin, 900m from the sea!

The house has an area of 54.27 m<sup>2</sup> and consists of a kitchen, dining room, bedroom and bathroom. The yard of the house has an area of 617m<sup>2</sup> and is fenced.

It is important to note that the house is located within the construction area and opens up the possibility of additional decoration, for example building a swimming pool or upgrading the existing house to make it a perfect villetta.

The house is connected to the city's water supply, electricity, and a septic tank is used for waste water. The house needs adaptation to bring it back to life in this excellent micro-location,

Clean ownership documentation,  
No burdens,  
Macadam access road,

The property is located within walking distance to the sea, only a 10-minute walk will take you to the beautiful beaches of Medulin.

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>:  
5093 €

Average price/m<sup>2</sup> of this type  
in this region:  
2759 €

Median price/m<sup>2</sup> of this type  
in this region:  
2660 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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