

House

Pješčana Uvala, Medulin, Istria



Ref	RE-U-29870
Type	House
Region	Istria › Pula
Location	Pješčana Uvala, Medulin
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	330 sqm
Plot size	1120 sqm
No. of bedrooms	7
Price	€ 933 000

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House in Pješčana Uvala, Medulin, with wonderful sea views, 200 meters from sandy beach!
Total area is 330 sq.m. Land plot is 1120 sq.m.

The house was built in 1986 using quality materials. On the first floor, there is a garage, additional space serving as a utility room for central heating installations using gas or oil, and a bunker or shelter. Enjoy seven bedrooms, a kitchen, and three bathrooms across the remaining three floors. Currently functioning as a single unit, the house has never been used for tourism purposes. Given its large space, this property offers a spectrum of possibilities to maximize its potential. It is ideal for a large family that values spaciousness and home comfort, yet its greatest potential lies in its opportunities within the tourism sector.

The possibilities for converting the house for tourism are countless, depending on the future owner's vision. What the property guarantees is an exclusive location, spectacular sea views, beautiful beaches, restaurants, and beach bars all within a 3-minute walk from the house.

The land around the house is not fully utilized, providing future owners with space to build a pool and a wellness area. On the top floor, there is potential to remove part of the roof and install glass to achieve maximum attractiveness with unparalleled panoramic views of the sea. The house also has access from two sides.

Currently, the house features wooden joinery, a well-maintained roof, and requires partial renovation to achieve modernization of the space.

Considering all these parameters, it represents an attractive investment for those seeking a property in an exclusive location!

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:
2827 €

Average price/m² of this type
in this region:
2759 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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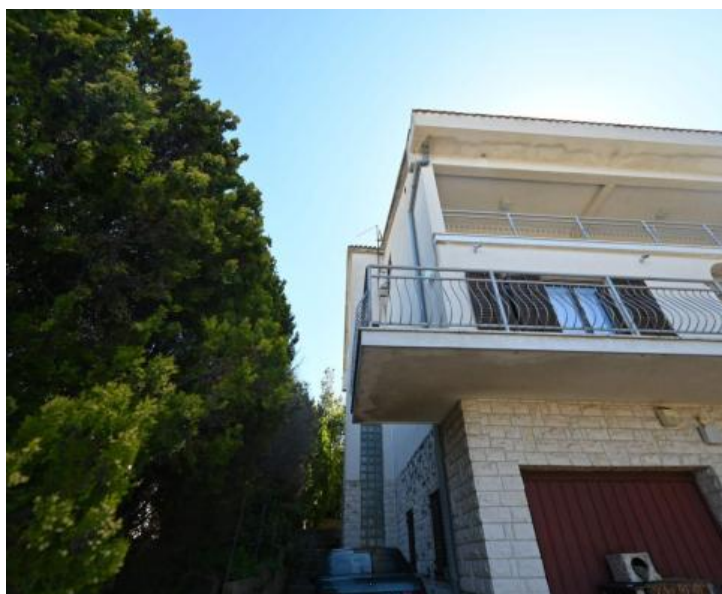
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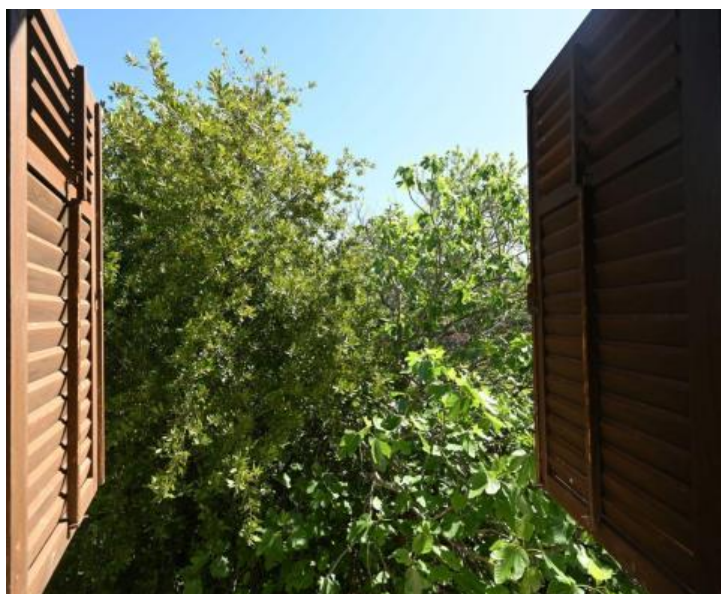
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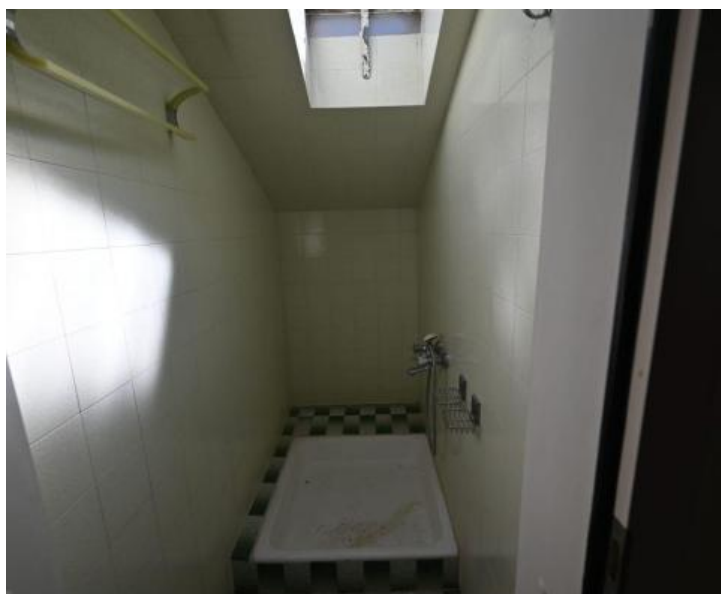
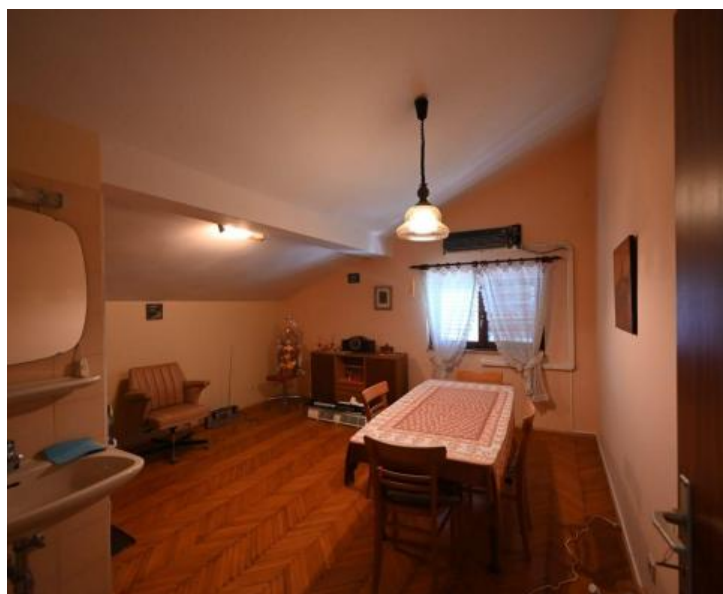
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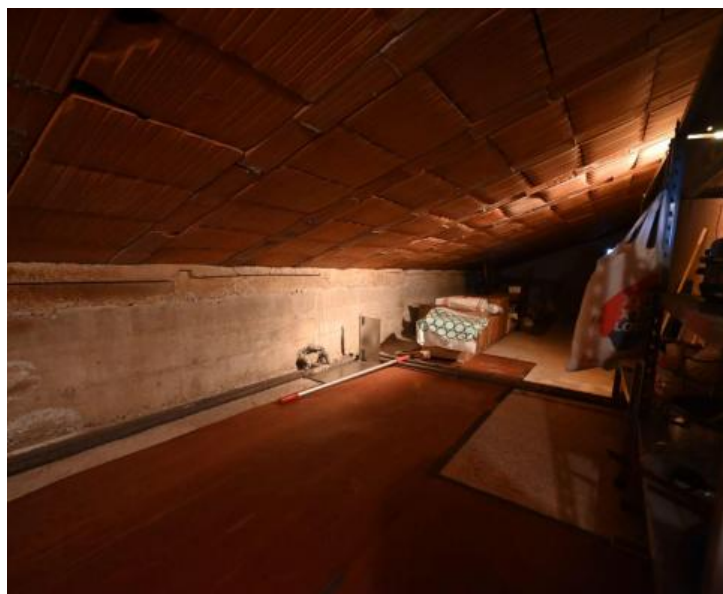
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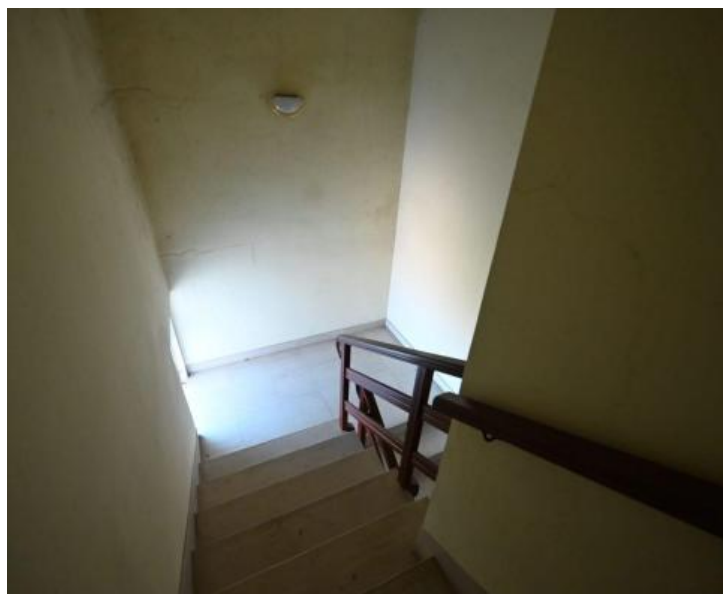
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