

House

Medulin, Istria



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Ref	RE-U-32348
Type	House
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	159 sqm
Plot size	443 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 440 000

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House with sea views in Medulin, 600m from the sea!

This beautiful stone house is located in an excellent location in the very center of Medulin.

It extends over three floors. On the ground floor there is a kitchen, a dining room, a small bathroom with a shower and a large outdoor terrace for staying and enjoying during the summer months long into the night. We climb the original stone stairs to the first floor, where we reach the spacious living room. wooden stairs lead us to the top floor of the house where there is a large bedroom with a window overlooking the sea.

The total area of the house is 126m².

There is one air conditioner for heating and cooling on each floor. The exterior carpentry was replaced and new PVC carpentry with pleated mosquito nets and a new roof were installed.

In the yard of 443 sq.m. there is a separate studio apartment with a kitchen and a private bathroom of 33 m².

The apartment is air-conditioned. New PVC carpentry with mosquito nets. Also, another building that was originally a garage with an area of 29 m².

However, it is now used as a storage and laundry room. A covered terrace with a grill and a table for dining and socializing with friends.

There is a 21m² swimming pool in the garden, a well-kept lawn and several fruit and olive trees. The property is surrounded by a wall, so it provides the owners with maximum privacy.

Although the property is located in the center, the location is very quiet, and the sea and the beach are only 600 m away, making it ideal for a year-round stay or as an investment for tourist purposes.

We must point out that all facilities such as shops, restaurants, school, kindergarten, etc. necessary for everyday life are located just a few steps away from the house.

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:
2767 €

Average price/m² of this type
in this region:
2752 €

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

Average price/m² of this type
in Croatia:
2880 €

Median price/m² of this type
in Croatia:
2575 €

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