



**Ref** RE-U-36605

Type New development

RegionIstria > PulaLocationMedulinFront lineNoSea viewNoDistance to sea900 m

Floorspace 77 sqm
Plot size 145 sqm

No. of bedrooms 2 No. of bathrooms 1

**Price** € 309 500



We proudly present this luxurious new residential project, located just 900 meters from renowned beaches and picturesque promenades. This exclusive new development consists of only three residential units per floor (ground floor + first floor + second floor), offering a high-end living experience in a peaceful location ideal for both relaxation and year-round residence.

This ground-floor apartment has a total usable living area of **59.85 m²** and is designed with a modern **open-concept layout** without partition walls. Upon entering, a spacious entrance hall with a designated wardrobe area leads into the **bright and airy living space**. The living room, perfect for unwinding and enjoying movies or TV shows, seamlessly connects to the **dining area**, large enough for family gatherings. A designated area for a **modern kitchen** completes the space.

The apartment features **two spacious bedrooms**, a **large bathroom**, and **a private garden of 145 m<sup>2</sup>**, accessible from the living room and both bedrooms. The garden, a rare find in new developments, provides a tranquil outdoor retreat.

The property includes **one private parking space**, with the option to purchase additional **storage space** or **a garage instead of a parking space for an extra fee**. Buyers are exempt from the **3% real estate transfer tax**, as the apartment is owned by a legal entity. The **completion of construction is scheduled for late 2025**.

The total **net usable area** of the apartment is **77.35**  $m^2$ , including the **apartment (55.85**  $m^2$ ), parking space (3  $m^2$ ), and garden (14.5  $m^2$  after coefficient adjustment).

Each unit in this project is built with high-quality materials and modern finishes. The apartments feature three-layer anthracite PVC windows with electric shutters and insect screens, while large glass sliding doors provide seamless indoor-outdoor flow. Heating and cooling are ensured by air conditioning units in the living room and bedrooms, as well as electric underfloor heating throughout the apartment. Premium sanitary ware and large-format ceramic tiles are installed, with high-quality laminate flooring in the bedrooms (buyers have the option to customize flooring choices in consultation with the developer). The building is constructed with top-tier insulation for superior thermal and soundproofing properties, and each unit is secured with reinforced entrance doors. TV and antenna connections are available in every room, while the terrace features a 35 cm parapet with a glass railing.

The location is one of the key highlights of this property. The apartment is just a five-minute walk from Medulin's famous beaches and scenic promenades. All essential amenities, including shops, restaurants, and services, are within a 10-minute walk or a 4-minute drive.

This prime location makes the apartment ideal not only for **permanent living** but also as a **highly attractive investment opportunity**. Medulin's growing popularity as a **tourist destination** ensures a **strong return on investment**, with visitors returning year after year.



#### We also offer the other two apartments in the complex:

<u>36606 - 1st floor - 91 sq.m.- 3 bedrooms, 2 bathrooms - 363 100 eur 36607 - 2d floor - 90 sq.m. - 3 bedrooms, 2 bathrooms - 360 720 eur </u>

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.



Price per m² 4019 €

Average price/m² of this type in this region: 4475 €

Median price/m² of this type in this region: 4019 €

Average price/m² of this type in Croatia: 4262 € Median price/m² of this type in Croatia: 3987 €

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