

New development

Medulin, Istria



Ref	RE-U-37308
Type	New development
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	102 sqm
No. of bedrooms	2

New development

Medulin, Istria



No. of bathrooms

2

Price

Price upon request

New development

Medulin, Istria



New apartments in Medulin, 2d row to the sea - ideal to rent out!

Located only 100 meters from the sea, this sample 102 m² apartment is designed as two separate residential units, each with its own private entrance. Each unit consists of a kitchen, living room, bathroom, and bedroom. The living rooms have access to a terrace. In one of the apartments, the living room is spacious enough to be converted into an additional bedroom with minor modifications.

Heating is planned via air conditioning units.

The apartment is sold unfurnished and includes two garage parking spaces, which are included in the price.

Situated in a highly attractive tourist area, close to all necessary amenities and the sea, this property offers the perfect combination of comfort for vacation, tourist rentals, or year-round living. Thanks to its layout as two separate apartments, the future owner can choose to live in one unit while generating rental income from the other, either through long-term or short-term leasing.

The seller is a legal entity, meaning the buyer is exempt from real estate transfer tax.

More apartments available in the same residence:

37307 - ground floor - 104 sq.m. with land plot of 128 sq.m. - 2 bedrooms/2 bathrooms - 428 000 eur

37309 - 2d floor - 100 sq.m. - 2 bedrooms/2 bathrooms - 478 000 eur

37310 - 2d floor - 58 sq.m. - 2 bedrooms/2 bathrooms - upon request

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.

New development

Medulin, Istria



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 €

New development

Medulin, Istria



New development

Medulin, Istria



New development

Medulin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

New development

Medulin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

New development

Medulin, Istria

