

House

Medulin, Istria



Ref	RE-U-37400
Type	House
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	No
Distance to sea	1200 m
Floorspace	176 sqm
Plot size	451 sqm

House

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No. of bedrooms	4
No. of bathrooms	6
Price	€ 519 000

Modern Two-Unit House for Sale in a Quiet Neighborhood in Medulin - at Rohbau Stage!

Located in a **peaceful neighborhood in Medulin**, this **modernly designed house** consists of **two residential units** and offers a perfect blend of **contemporary architecture and natural surroundings**. In addition to its **prime location**, the property stands out for its **high-quality construction**, ensuring long-term comfort and an excellent living experience.

Property Details:

- **Two residential units**, each spanning **88.3 m²** and **87.98 m²**
- Each unit includes **two private parking spaces** and a **garden**
- **Modern architectural design** that harmonizes with the natural environment

Layout:

- **Ground floor:**
 - Open-concept living space combining the **kitchen, dining area, and living room**
 - **Bathroom** and **storage room**
- **First floor:**
 - **Two bedrooms**, each with a **private bathroom**

Construction & Purchase Options:

- The listed price applies to the **unfinished shell stage**, allowing buyers to complete the interior according to personal preferences
- Option to purchase the property **at the final construction stage, without furniture**, but with a **fully landscaped garden** (price adjustment applies)

With its **excellent location and functional layout**, this property offers a **great opportunity for comfortable family living** or a **lucrative investment in tourism rentals**.

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:
2949 €

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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ISKAZ NETO POVRŠINA "A"

1	kuhinja + garderoba	5.10	m ²
2	spavaonica	4.00	m ²
3	kuh. + blag. + dš + stolica	30.86	m ²
4	spavaonica	2.79	m ²
Površina kuća "A":		40.72	m ²
5	PHM (12.50 x 0.20)	0.53	m ²
6	PHM (12.50 x 0.20)	0.53	m ²
7	Vrt (15.00 x 0.10)	0.56	m ²
Neto vanjska površina "A":		42.54	m ²

ISKAZ NETO POVRŠINA "B"

1	kuhinja + garderoba	3.93	m ²
2	spavaonica	4.00	m ²
3	kuhinja + blagavaonica + dš	30.86	m ²
4	spavaonica	4.24	m ²
Površina kuća "B":		30.93	m ²
5	PHM (12.50 x 0.20)	0.53	m ²
6	PHM (12.50 x 0.20)	0.53	m ²
7	Vrt (15.00 x 0.10)	0.56	m ²
Neto vanjska površina "B":		40.75	m ²



ISKAZ NETO POVRŠINA "A"

1	kuhinja	4.46	m ²
2	spavaonica + dš	12.47	m ²
3	spavaonica	3.90	m ²
4	spavaonica + dš + garderoba	14.83	m ²
5	spavaonica	3.90	m ²
1. kat kuća "A":		39.56	m ²

ISKAZ NETO POVRŠINA "B"

1	kuhinja	3.93	m ²
2	spavaonica + dš	12.47	m ²
3	spavaonica	3.90	m ²
4	spavaonica + dš	12.47	m ²
5	spavaonica	3.90	m ²
1. kat kuća "B":		37.67	m ²