

Apartment

Medulin, Istria



Ref	RE-U-37606
Type	Apartment
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	350 m
Floorspace	82 sqm
No. of bedrooms	2

Apartment

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No. of bathrooms

2

Price

€ 410 000

MEDULIN (BANJOLE) - Spacious New-Build Apartment with Sea View! USAGE PERMIT OBTAINED!

We present a beautiful second-floor apartment in Banjole in a small residential building, just 350 meters from the sea and scenic promenades.

Designed with high energy efficiency in mind, each unit features top-quality building materials and excellent thermal insulation. The construction includes high-quality ceramic tiles and parquet flooring, triple-layer ALU windows with electric shutters, glass balcony railings, and underfloor heating. Independent cooling and heating are provided via air conditioning for maximum comfort.

The apartment has a total area of 81.26 m² and consists of an entrance hallway, two bedrooms, two bathrooms, a kitchen, and a spacious living and dining area with access to a loggia.

Parking spaces are divided between two garage spots and six uncovered outdoor spaces, which are purchased separately according to the assigned coefficient.

Situated in a prime location, this apartment is an excellent opportunity for a comfortable family home or a profitable rental investment in the tourist sector.

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

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:
5000 €

Average price/m² of this type
in this region:
3848 €

Median price/m² of this type
in this region:
3668 €

Average price/m² of this type
in Croatia:
4489 €

Median price/m² of this type
in Croatia:
4163 €

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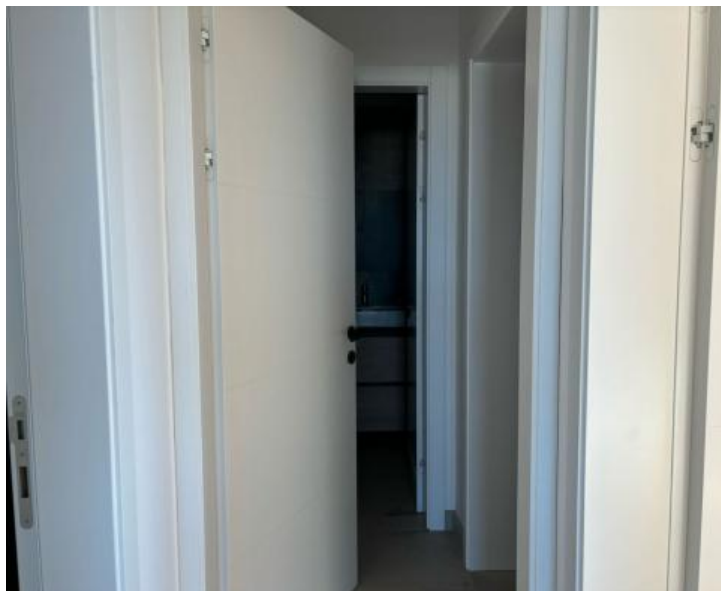
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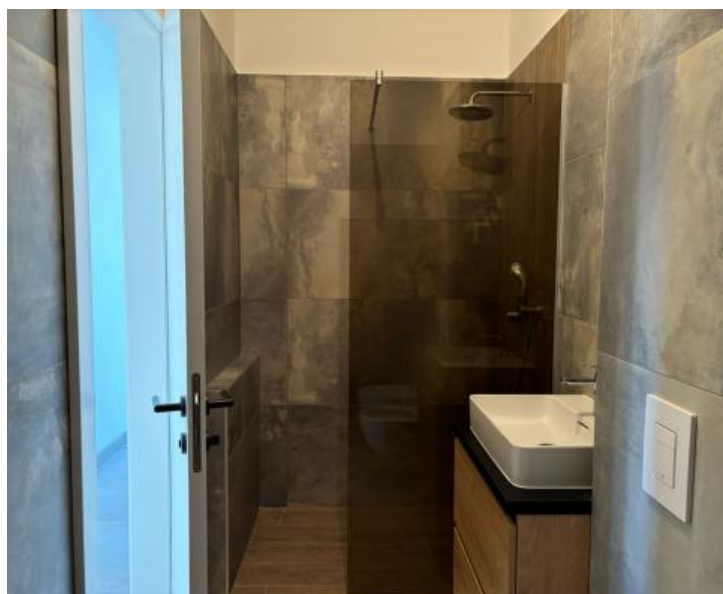
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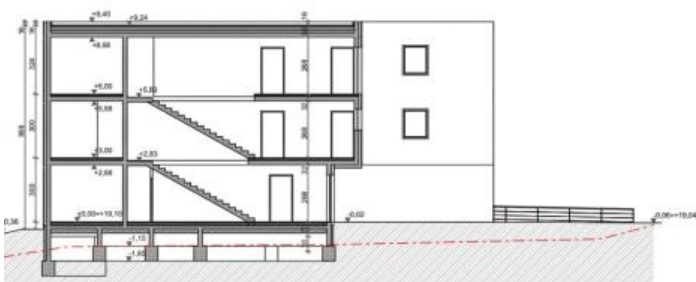
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PRE

PRES.



Apartment Medulin, Istria

