

House

Medulin, Istria



Ref	RE-U-37956
Type	House
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	120 m
Floorspace	120 sqm
Plot size	223 sqm

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No. of bedrooms	2
No. of bathrooms	1
Price	€ 450 000

Charming Single-Storey House for Sale - Just 120m from the Beach

Located only **120 meters from the beach**, this **120 sq.m. single-storey house** sits on a **223 sq.m. land plot** and offers **parking, a private yard, and a relaxing outdoor space**.

Property Features:

- **Total living area:** 120 sq.m.
- **Land plot:** 223 sq.m.
- **Bedrooms:** 2
- **Bathroom:** 1
- **Spacious open-plan kitchen, dining, and living area**
- **Gallery space for additional functionality**
- **Garage converted into a summer kitchen**
- **Front terrace with parking space**
- **Private backyard with bar, jacuzzi, and garden**

Prime Location & Comfort

This well-designed home provides **both relaxation and convenience**, with a **seaside lifestyle** just steps from the shore. The **private outdoor area**, including a **jacuzzi, bar, and garden**, makes it ideal for enjoying warm summer days.

Ideal for Living or Investment

Perfect as a **vacation home, rental property, or year-round residence**, this house offers an excellent **investment opportunity** in a sought-after coastal area.

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:
3750 €

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:
2853 €

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

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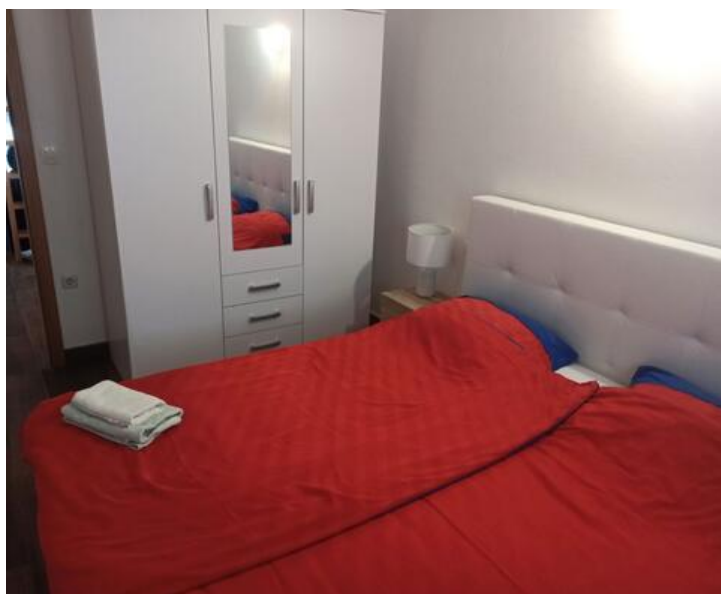
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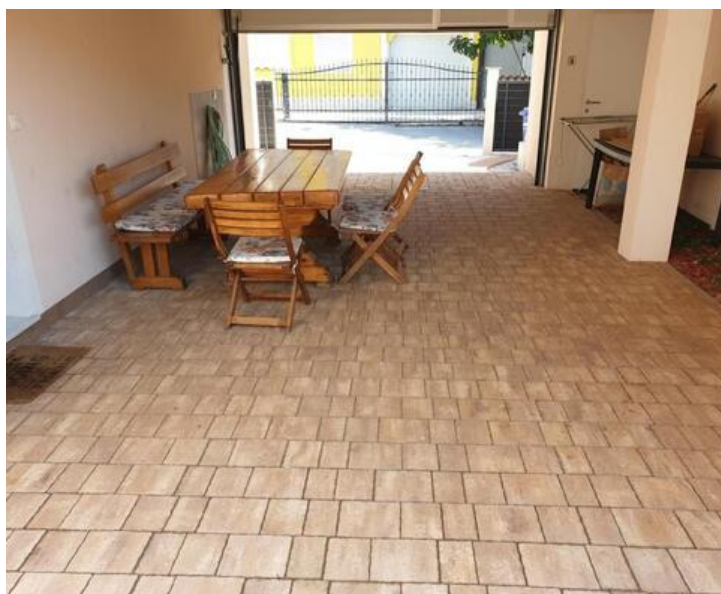
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