

House

Medulin, Istria



Ref	RE-U-38602
Type	House
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	83 sqm
Plot size	140 sqm

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No. of bedrooms	3
No. of bathrooms	1
Price	€ 320 000

This charming original stone house in Medulin, just 500 meters from the sea, offers 180 square meters of living space and features a private, fenced yard of 140 square meters. Upon entering the home, you step into the main living area, thoughtfully divided into two sections: a fully equipped kitchen with a dining area and a spacious living room. This part of the house is ideal for relaxing and entertaining, with seamless access to the private garden, creating a cozy indoor-outdoor flow.

Also on the ground floor, there is a modern, renovated bathroom and an additional indoor storage room. An internal staircase leads to the first floor, where you'll find three bedrooms, including a generous master bedroom. The upper floor offers open views of the town, green hills, and a partial sea view, adding to the home's peaceful ambiance.

The beautifully landscaped garden is enclosed for privacy and filled with Mediterranean plants. It includes private parking space, two outdoor storage rooms, and a shaded area created by Japanese wisteria—ideal for outdoor living. A built-in barbecue, along with a stone table and chairs, makes this a perfect spot for entertaining and enjoying time with friends and family. The fully fenced yard provides a safe and playful environment for children and pets.

Additional features include:

- The house is being sold fully furnished, excluding the owner's personal items.
- It has been completely renovated, including the roof, structural elements, all installations, facade, and flooring.
- Ownership is clean, with a single owner and no encumbrances. All documentation is in order.
- Air conditioning is installed in every room.
- Central heating is in place.
- The property is also suitable for seasonal rental.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3855 €

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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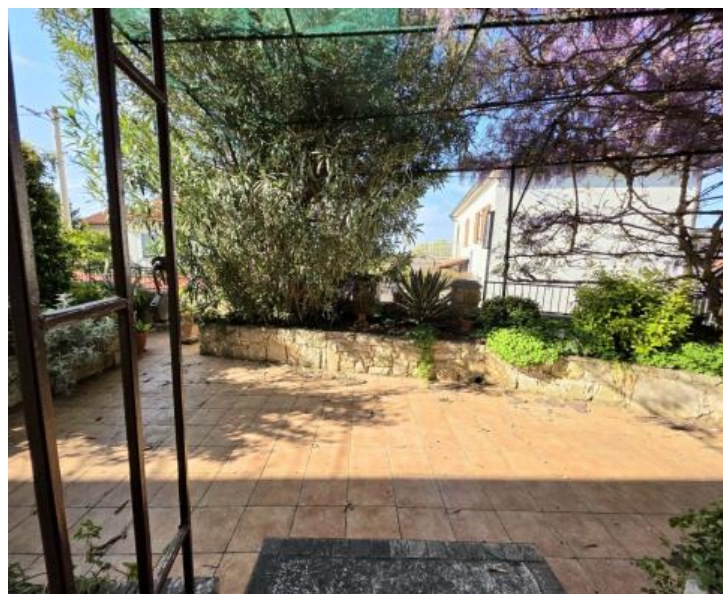
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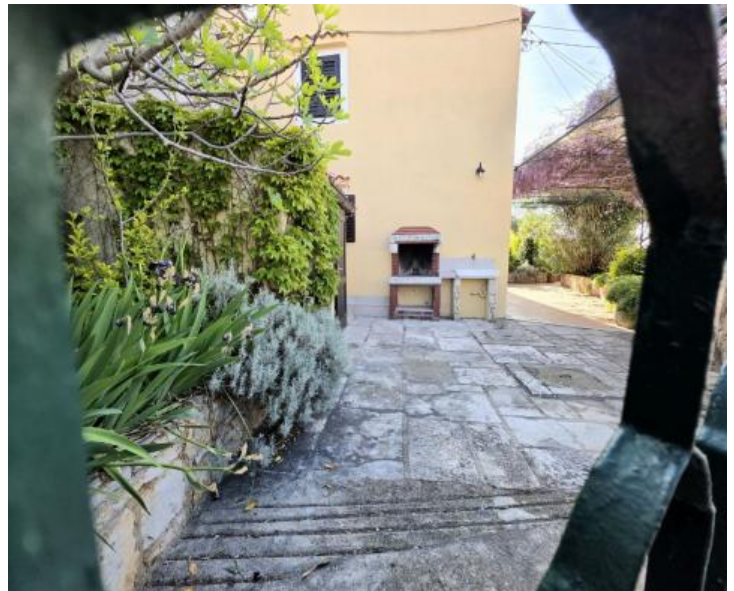
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