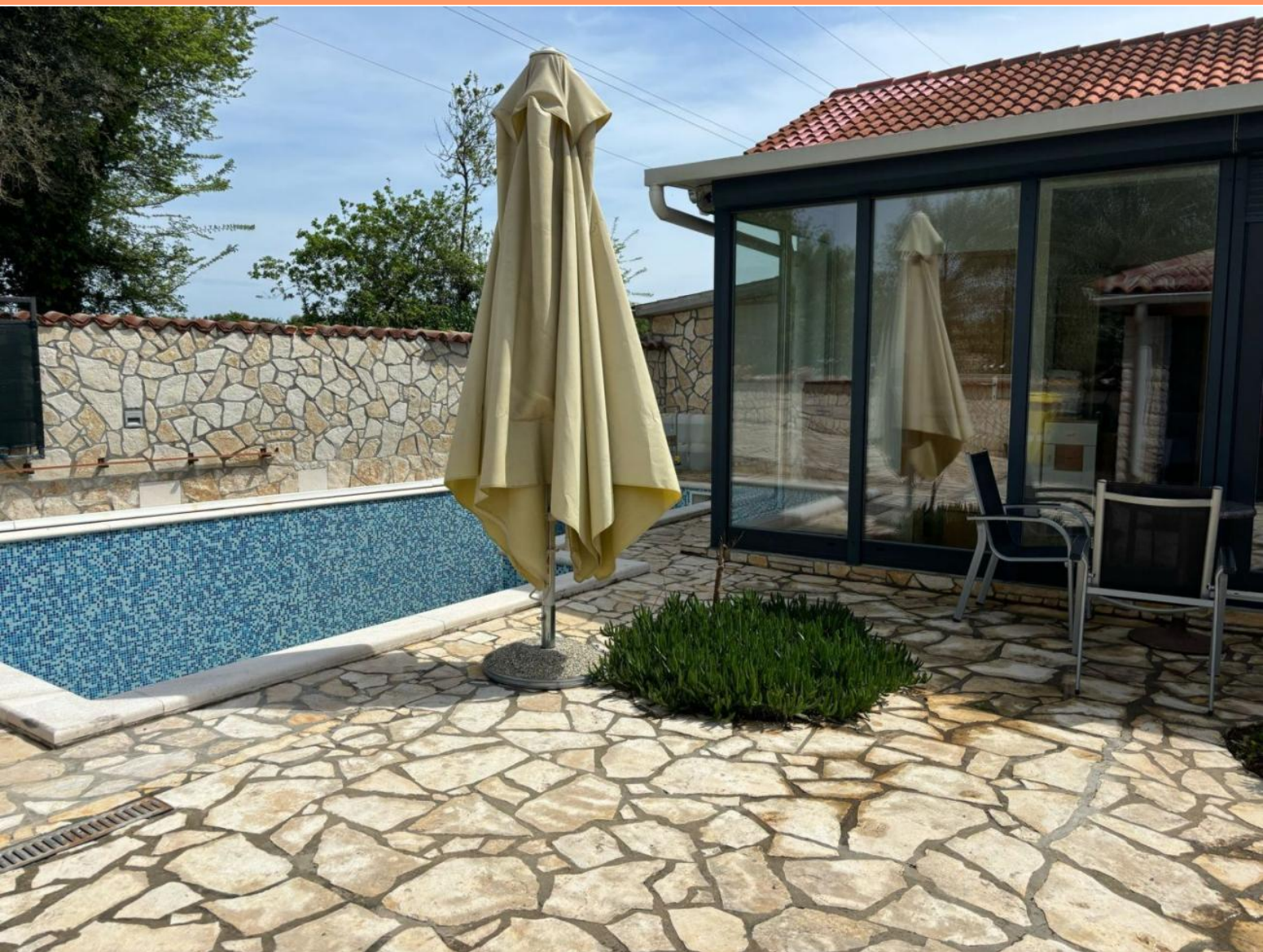


Villa

Medulin, Istria



Ref	RE-U-38897
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	No
Floorspace	100 sqm
Plot size	300 sqm
No. of bedrooms	2

Villa

Medulin, Istria



No. of bathrooms

1

Price

€ 478 000

Villa

Medulin, Istria



Single-storey house with a traditional tavern and pool for sale in a quiet location in Medulin.

This charming home offers 80 m² of interior living space plus a 20 m² tavern, along with a private yard of 300 m² and swimming pool.

The main part of the house includes an entrance hall, an open-plan living room with kitchen and dining area, two bedrooms, and a bathroom. Large glass doors in the living room open directly onto the yard, overlooking the pool and the tavern.

The property is equipped with three air conditioning units for heating and cooling, and a wood-burning stove adds a cozy touch to the living area.

Next to the pool, there is a storage room and a technical area. The house is being sold fully furnished.

A unique feature of this property is the authentic Istrian-style konoba—a warm, rustic space ideal for social gatherings, wine dinners, or simply a retreat from daily life.

This single-storey home offers a perfect blend of comfort, privacy, and traditional charm.

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.

Villa

Medulin, Istria



Price per m²:
4780 €

Average price/m² of this type
in this region:
3599 €

Median price/m² of this type
in this region:
3555 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Medulin, Istria



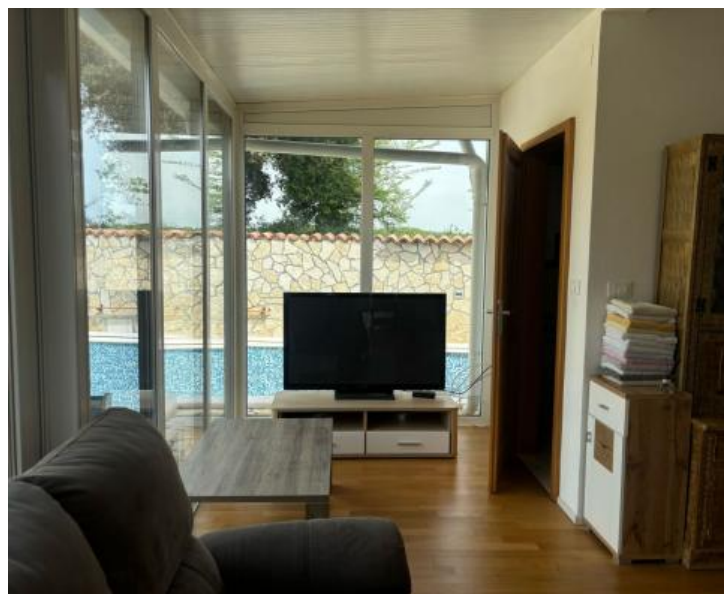
Villa

Medulin, Istria



Villa

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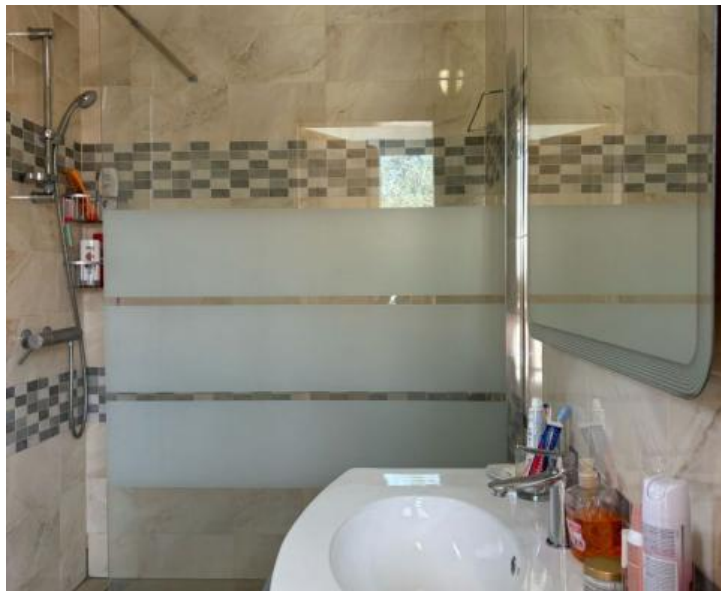
Villa

Medulin, Istria



Villa

Medulin, Istria



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