

# House

## Medulin, Istria



**Ref**  
**Type**  
**Region**  
**Location**  
**Front line**  
**Sea view**  
**Distance to sea**  
**Floorspace**  
**No. of bedrooms**

RE-U-9787  
House  
Istria > Pula  
Medulin  
No  
No  
450 m  
150 sqm  
3

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**No. of bathrooms**

1

**Price**

€ 480 000

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House in the very center of Medulin with commercial space.

Total area is 150 sq.m.

On the ground floor there is a business space of 60m<sup>2</sup> which consists of a retail space, storage space and a bathroom (ideal for office).

On the first floor there is a spacious living room, kitchen with dining area and a terrace of 20 m<sup>2</sup> that gives you peace and a green oasis without noise in the city center.

On the second floor there are three bedrooms and a bathroom.

The property has never been used for renting before, but due to its location and distance from the sea of only 450m, it is ideal for both family life and tourism.

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 m<sup>2</sup>:  
3200 €

Average price/m<sup>2</sup> of this type  
in this region:  
2759 €

Median price/m<sup>2</sup> of this type  
in this region:  
2660 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €

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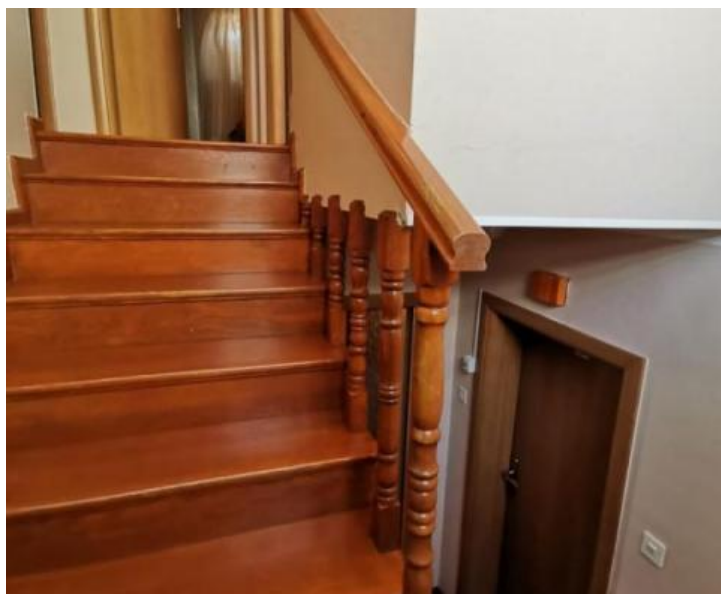
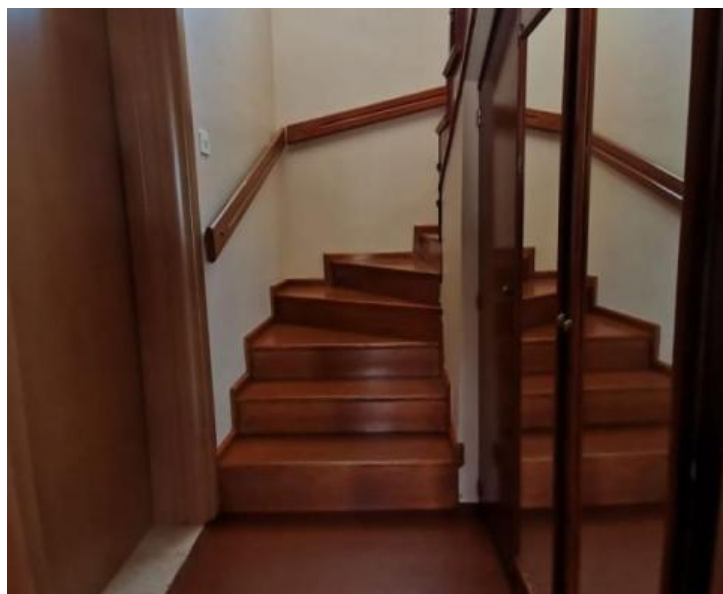
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