

# House

## Medulin, Istria



<b>Ref</b>	RE-U-14623
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	634 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 936 000

Impressive house cca. 1 km from the sea in Medulin with a view of the Medulin Bay and Italy!  
It is just 10 km from Pula centre and international airport of Pula.  
Total area of the house is 400 sq.m. Land plot is 634 sq.m.

The house is spread over two floors.

The ground floor consists of a spacious living room and dining room with direct access to the terrace surrounded by greenery, large kitchen, bathroom and storage.

An internal staircase leads to the first floor where the bathroom and three large bedrooms are located. The bedrooms open onto a semi-enclosed large terrace and the external stairs lead to the roof terrace with a beautiful view of the sea, the Gulf of Medulin, and the view extends all the way to neighboring Italy.

On the roof terrace there is a summer/winter kitchen and living room and there is enough space to put a jacuzzi and sun deck with marvellous sea views.

The auxiliary building is a separate detached house for guests consisting of a kitchen and dining room, one bedroom, bathroom and toilet with access to its own terrace.

This house has another room from which the tavern/konoba was made, and it can be converted into something else at the request of the future owner.

The garden covers an area of 634 m<sup>2</sup> and is fully fenced and decorated with greenery and a variety of Mediterranean plants so that when you enter the yard you feel a real little fragrant garden.

The territory has a **fireplace** and two large covered terraces so you can enjoy a barbecue with a glass of wine, and there is a separate garden and house for pets since the current owners have two German shepherds who have provided their own house.

What is more important to note is that the future owner can choose whether to heat with gas, electricity and wood, and in both houses there is a **central heating** that can be on gas or electricity.

Air conditioners are also installed for summer cooling.

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>:  
2340 €

Average price/m<sup>2</sup> of this type  
in this region:  
2752 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
2853 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €

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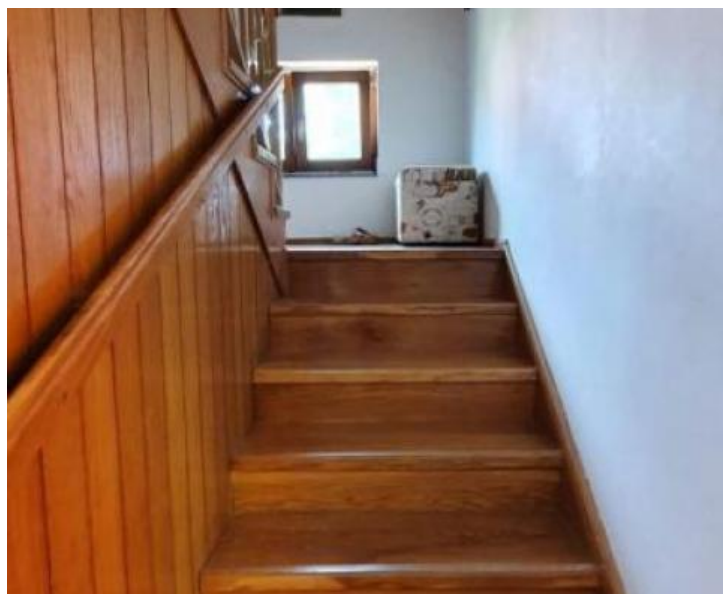
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