

# House

## Medulin, Istria



<b>Ref</b>	RE-U-19583
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	320 sqm
<b>Plot size</b>	200 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 365 000

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House in Medulin centre cca. 2 km from the beaches!  
Total floorspace is 320 sq.m.

The total square footage of 320 m<sup>2</sup> of living space with a garden of 200 m<sup>2</sup> represents one of the rare opportunities in this area. It is rare to find an older stone house that offers wide possibilities for renovations and adaptations, and that also has its own piece of private green garden with a parking space with a garage. Really interesting property for this price.

The current house is organized so that on the ground floor there is a smaller space with a lobby, a bathroom and a larger living room with a kitchen, which represents an ideal opportunity for a future tavern, as a place for receiving guests and entertaining friends and family. Direct access to the garden extends from the same area.

On the first floor, which is separated by an internal staircase, there is a two-story apartment, so that on the first floor of the apartment there is a kitchen with a dining room, a bathroom and a large living room, then an internal staircase leads to the second and last floor, where there are two bedrooms and a larger terrace with a view towards the rest of the settlement and the sea.

What makes this property interesting are the possibilities it offers with regard to its location, as well as the option to use the attic space, which is of sufficient height, as additional storage space or similar.

Additional information;

The property also has two business spaces that are accessed from the side of the road, one smaller one that is currently used as a storage room of 10m<sup>2</sup>, and another of 35m<sup>2</sup> that is currently commercially active. The property requires work in order to use its full potential!

Lovely peaceful residential 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 m<sup>2</sup>:  
1141 €

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:  
2849 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2573 €



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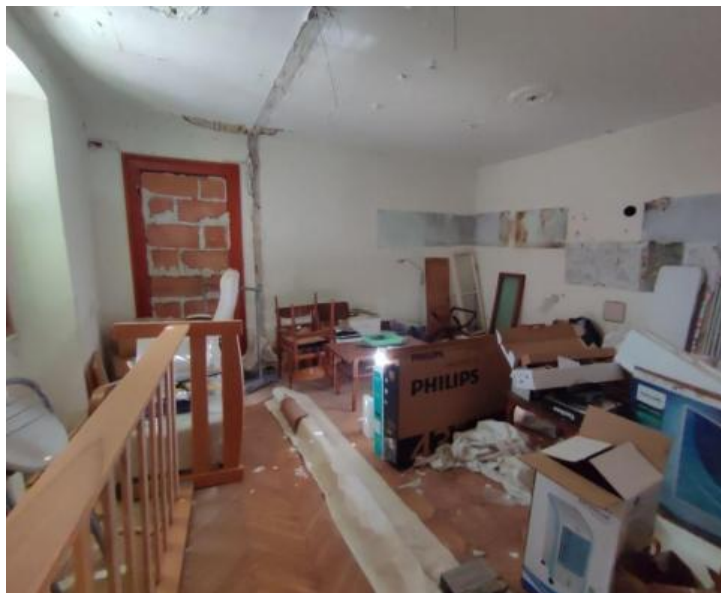
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