

# Apartment

## Medulin, Istria



<b>Ref</b>	RE-U-19777
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	140 m
<b>Floorspace</b>	72 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 267 000

Apartment for sale in Medulin only 140 meters from the sea and beachline, sold with all furniture and equipment.

The building extends through the ground floor and the first floor and contains a total of two residential units with a functional layout.

The subject of sale is an apartment with an area of 72.38 m<sup>2</sup> on the first floor of the building.

The area of the apartment without extra parts (parking space and garden) and side part (balcony) is 57.5 m<sup>2</sup>. It consists of two bedrooms, a bathroom, and a living space that combines the living room, dining room and kitchen, as well as two terraces.

The apartment has part of the garden and one parking space.

This apartment in an attractive location is an ideal opportunity for a pleasant family life or as an investment for rental for tourist purposes.

The seller is a reputable legal entity.

Apartment belongs to the residence composed of more than 20 buildings at the edge of vibrant Medulin.

The complex was built in 2010 and since then was used for renting with great occupancy rates.

Prior to 2023 the buildings were refurbished and then offered for sale.

All the buildings have two-floors. They are mostly semi-detached.

Lower floor apartments have small gardens. Some of upper floor apartments have sea views.

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>:  
3708 €

Average price/m<sup>2</sup> of this type  
in this region:  
3848 €

Median price/m<sup>2</sup> of this type  
in this region:  
3668 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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