

House

Medulin, Istria



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Ref	RE-U-19792
Type	House
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	140 m
Floorspace	142 sqm
Plot size	119 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 534 000

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Complex of attached villettas in Medulin offers a villetta 140 meters from the sea!
Complex was built in 2010 and during decade the villettas were used for renting.
Prior to selling, renovation was undertaken in 2022-2023.
Complex is positioned at the peaceful area of active Medulin, close to 4 star hotels amenities.

The villetta is designed as a two-storey building, extends through the ground floor and first floor and consists of two multi-level residential units.

On the ground floor there is a residential unit with an area of 70.40 m². The area of the apartment without accessories (parking space) and secondary parts (terrace and loggia) is 53.5 m². It consists of two bedrooms, a bathroom and a living area that combines the living room, dining room and kitchen, as well as two terraces and a loggia.

On the first floor there is a residential unit with an area of 72.25 m². The area of the apartment without accessories (staircase, parking space) and side parts (terrace) is 57.5 m². It consists of two bedrooms, a bathroom, a living area that combines the living room, dining room and kitchen, and two terraces.

The garden is horticulturally landscaped and contains two parking spaces. The property is fully equipped and furnished and is being sold as such.

The seller of the property in question is a legal entity.

The exceptional location and spatial organization of the interior of this property provides an opportunity for a comfortable family life or an investment in an already well-established tourism renting business.

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 m²:
3761 €

Average price/m² of this type
in this region:
2759 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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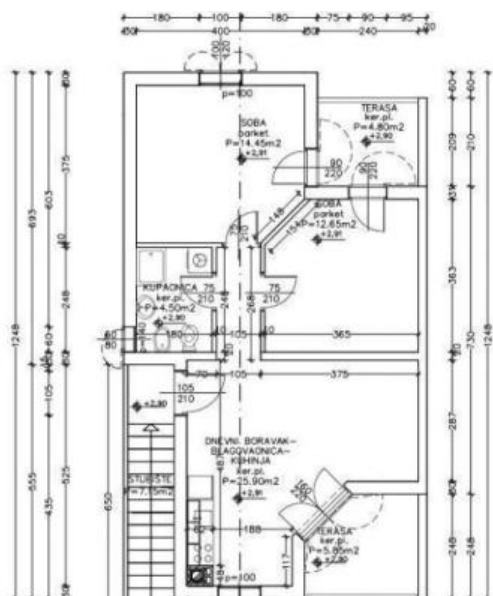
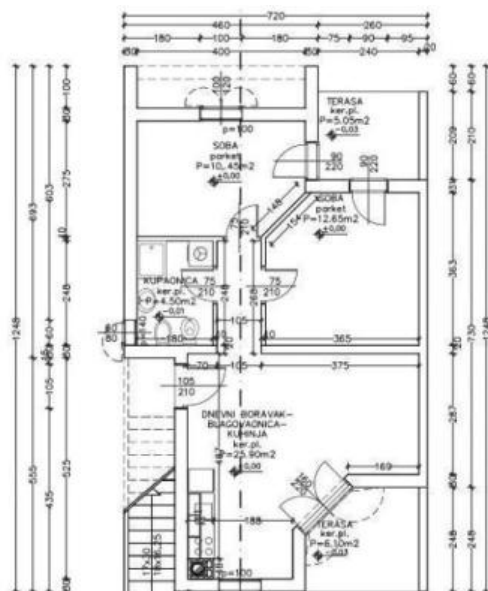
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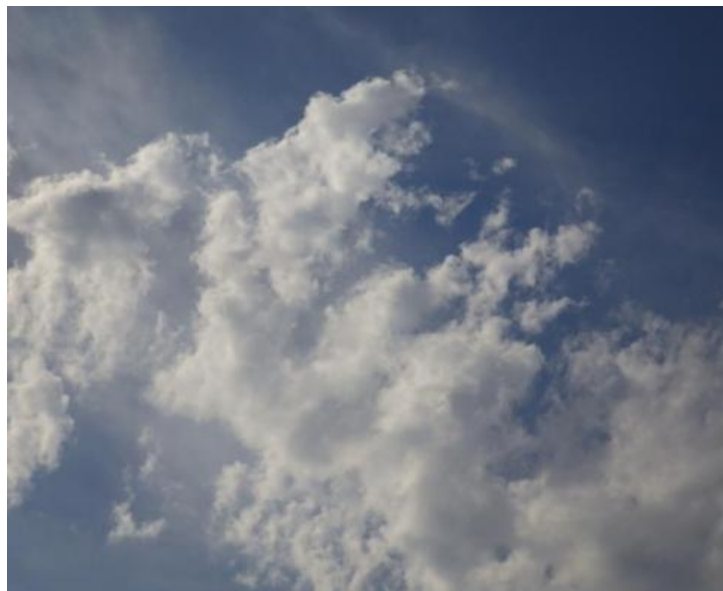
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