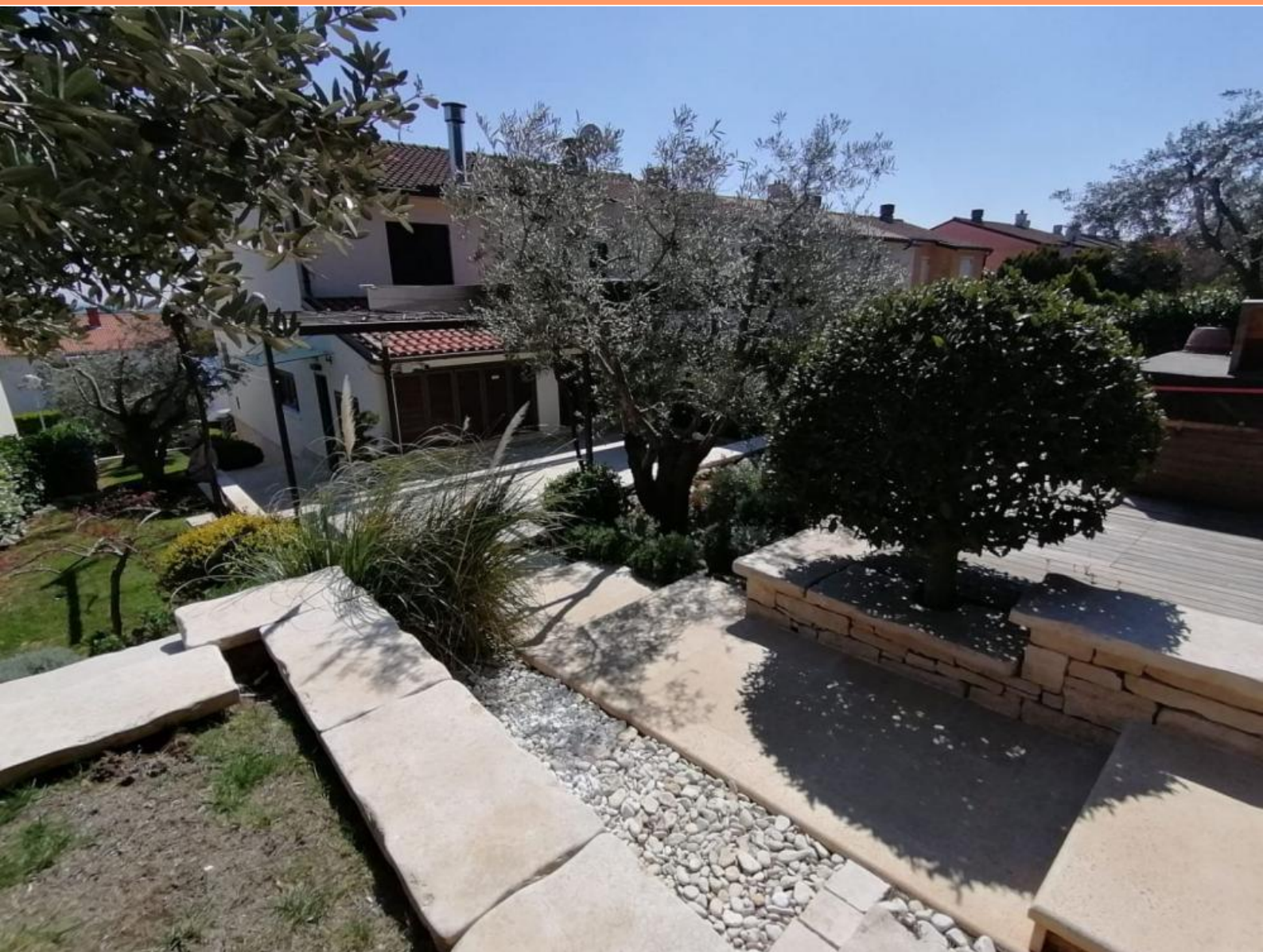


House

Premantura, Medulin, Istria



Ref	RE-U-20824
Type	House
Region	Istria > Pula
Location	Premantura, Medulin
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	251 sqm
Plot size	202 sqm

House

Premantura, Medulin, Istria



No. of bedrooms	4
No. of bathrooms	2
Price	€ 520 000

House

Premantura, Medulin, Istria



House in Premantura with sea views, close to Kamenjak Nature Park, just 400 meters from the sea!
Total floorspace is 251 sq.m. Land plot is 202 q.m.
House was built in 1991 and modernized in 2019.

In the basement there is a large garage of 53m² for two cars.

On the ground floor of the house there is a living room, a spacious terrace of 25 m² with an awning with a wind sensor and 4 side awnings with remote control that provide the residents with intimacy while staying there, a hallway, one bedroom, another large living room, a kitchen and a dining room from which goes out to the back of the house.

We climb the internal stairs to the first floor of the house, where there are three bedrooms, a terrace with a wonderful view of the sea, and a large bathroom. The house has an additional room with a laundry room and a sauna.

Each room is air-conditioned and there are a total of 5 air conditioners that are turned on via WI-FI. Likewise, for the winter months, electric central heating is used, which is switched on by remote control.

There is also a fireplace located in the central part of the living room.

During modernization of 2019 aluminum windows with mosquito nets, new floors, demit facade 10 cm were installed. Automatic lawn irrigation was also a new introduction.

In the back part of the house there is a large terrace also with an awning, which can be covered by day control and automatic closing in case of storms.

There is also a summer kitchen and a jacuzzi. It is sold furnished, except for a few unique pieces of furniture that represent a family heirloom.

The property is attached to another house on one side, while it is free on the other side.

An alarm system and video surveillance is also a new feature.

The property represents a perfect opportunity for a luxurious family life, or as an investment in elite 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.

House

Premantura, Medulin, Istria



Price per m²:
2072 €

Average price/m² of this type
in this region:
2752 €

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

Average price/m² of this type
in Croatia:
2892 €

Median price/m² of this type
in Croatia:
2582 €

House

Premantura, Medulin, Istria



House

Premantura, Medulin, Istria



House

Premantura, Medulin, Istria



House

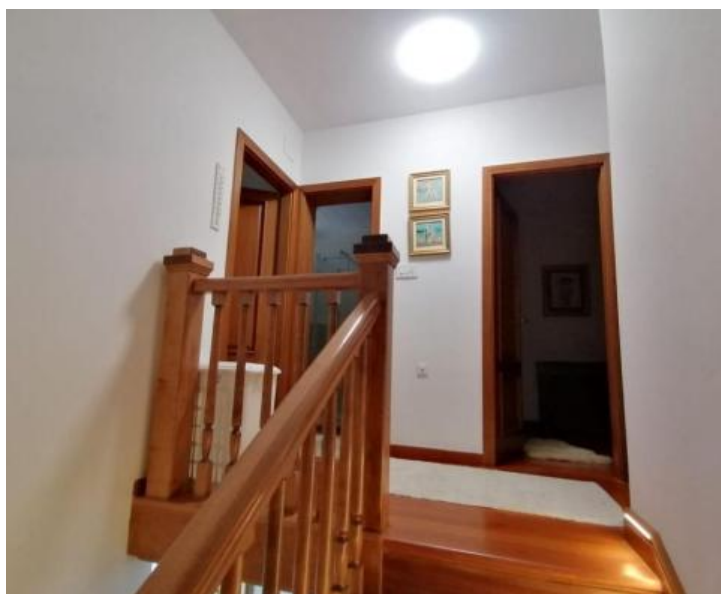
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