

# Villa

## Banjole, Medulin, Istria



<b>Ref</b>	RE-U-19448
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole, Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1300 m
<b>Floorspace</b>	500 sqm
<b>Plot size</b>	1381 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 1 250 000

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Property with swimming pool and garage in Banjole, close suburb of Pula!

We offer a property of 500m<sup>2</sup> built on a land plot of 1381m<sup>2</sup>, distributed on the ground floor and first floor. It is a house with 9 bedrooms and 7 bathrooms, a large garden with a swimming pool and an additional unfurnished space of 250m<sup>2</sup> which is connected to the house and which the future owner can arrange according to his wishes.

On the ground floor there is a living room with a fireplace reminiscent of a tavern, a kitchen, a laundry room, a toilet and a storage room connected to a garage for 3 cars.

An internal staircase leads to the first floor, where there is an apartment with three bedrooms and a bathroom. One bedroom can be converted into a living room with a kitchen.

On the first floor of the house, completely separate from the previously described apartment, there are two more apartments. One apartment consists of a living room with a kitchen and a dining room, one bedroom, a bathroom and a terrace, and the second apartment consists of a kitchen with a dining room, a toilet, a bathroom, three bedrooms (one of which can be a living room) and a terrace.

There are three apartments in total.

All rooms are air-conditioned, and there is central gas heating (own gas tank). Solar panels for water heating (300L tank) were installed. The fireplace on the ground floor of the house is connected to the central heating, so that the entire ground floor and the first floor apartment can be heated through a wood-burning fireplace. There is also the possibility of buying an additional building terrain of 968m<sup>2</sup>, located next to the house. If you buy it - one more building can be constructed here and conversion of this property into rental facility would be reasonable.

If the new owners want to take the property as an investment and rent it out for tourist purposes, the location, swimming pool, accommodation capacity and private parking are certainly a bonus that will greatly facilitate this and ensure a return on investment, and last season the property achieved excellent results.

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>:  
2500 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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