

# New development

## Medulin, Istria



<b>Ref</b>	RE-U-18834
<b>Type</b>	New development
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	106 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2

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**Price**

€ 450 000



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New complex of apartments in Medulin just 350 meters from the sea offers contemporary apartments with parking, garage and air-conditioning.

Complex will be completed in the end of 2023.

The high energy efficiency of each residential unit is ensured, taking into account high-quality building materials and excellent thermal insulation of the space.

In addition, high-quality ceramic tiles, parquet, three-layer ALU carpentry with electric shutter lifters and glass balcony railings are used, while the heating will be underfloor, and independent cooling and reheating is provided by air conditioners.

The space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms, which guaranteed the full use of the space.

The following apartments are available for sale:

First floor - 106 sq.m. - 3 bedrooms, 2 bathrooms, salon with kitchen, loggia. Price is 450 000 eur.

Parking spaces are divided into two garages and six outside uncovered, and they are purchased separately according to the corresponding calculation coefficient.

The same complex also offers:

Ground floor - 18837 - 83 sq.m. - 3 bedrooms, 2 bathrooms, salon with kitchen, loggia. Private swimming pool.  
Price - upon request

Ground floor 18838 - 92 sq.m. - 3 bedrooms, 2 bathrooms, salon with kitchen, loggia. Private swimming pool.  
Price - upon request

First floor 18833 - 81 sq.m. - 2 bedrooms, 2 bathrooms, salon with kitchen, loggia. Price is 370 000 eur.

Second floor. 18831 - 108 sq.m. - 2 bedrooms, 2 bathrooms, salon with kitchen, loggia. Price is 565 000 eur.

Second floor. 18826 - 81 sq.m. - 2 bedrooms, 2 bathrooms, salon with kitchen, loggia. Price is 465 000 eur.

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>:  
4245 €

Average price/m<sup>2</sup> of this type  
in this region:  
4475 €

Median price/m<sup>2</sup> of this type  
in this region:  
4019 €

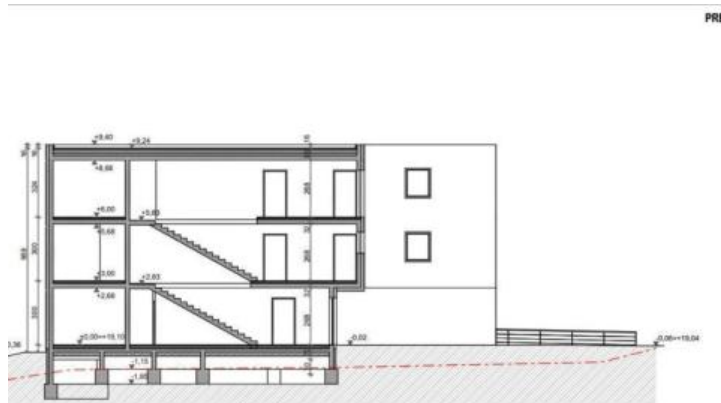
Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €



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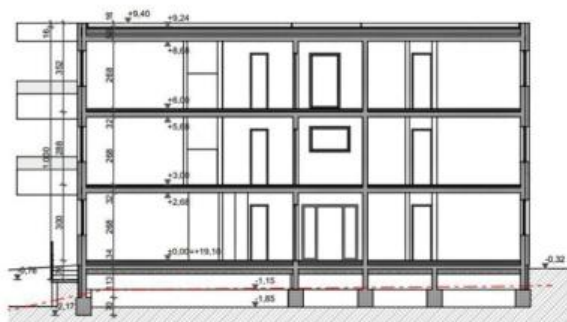
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