

New development

Medulin, Istria



Ref	RE-U-23155
Type	New development
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	104 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 381 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

New development

Medulin, Istria



Great new residence in Medulin offers five new buildings with apartments!
It is a calm green area close to 4**** star hotel and wonderful pebble beaches!

The object of sale is an apartment with an area of 96.63 m², located on the first floor of the building. It consists of an entrance hall, three bedrooms, two bathrooms, a living room with a study and access to the terrace, and a kitchen with a dining room with access to the balcony.

A garage/parking space is included in the price.

This apartment in an attractive location is an ideal opportunity for a comfortable family life as well as an investment for the purpose of tourist rental.

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

There are more apartments in the building:

23156 - 96 sq.m. - 3 bedrooms, 2 bathrooms - 398 000 eur

23154 - 39 sq.m. - 1 bedroom, 1 bathroom - 159 500 eur

23151- 38 sq.m. - 1 bedroom, 1 bathroom - 159 500 eur

23148 - 96 sq.m. - 3 bedrooms, 2 bathrooms - 398 000 eur

etc

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.

New development

Medulin, Istria



Price per m²:
3663 €

Average price/m² of this type
in this region:
4475 €

Median price/m² of this type
in this region:
4019 €

Average price/m² of this type
in Croatia:
4266 €

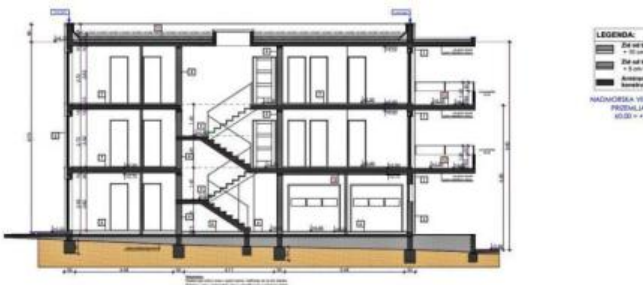
Median price/m² of this type
in Croatia:
3988 €

New development

Medulin, Istria



New development Medulin, Istria



LEGENDA:
 ■ Deblina 100 mm
 ■ Deblina 150 mm
 ■ Deblina 200 mm
 ■ Deblina 250 mm
 ■ Deblina 300 mm
 ■ Deblina 350 mm
 ■ Deblina 400 mm
 ■ Deblina 450 mm
 ■ Deblina 500 mm
 ■ Deblina 550 mm
 ■ Deblina 600 mm
 ■ Deblina 650 mm
 ■ Deblina 700 mm
 ■ Deblina 750 mm
 ■ Deblina 800 mm
 ■ Deblina 850 mm
 ■ Deblina 900 mm
 ■ Deblina 950 mm
 ■ Deblina 1000 mm



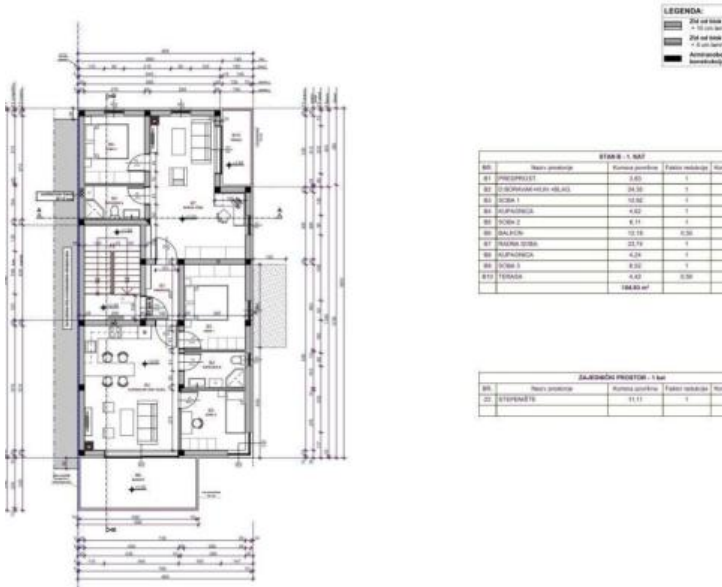
LEGENDA:
 ■ Deblina 100 mm
 ■ Deblina 150 mm
 ■ Deblina 200 mm
 ■ Deblina 250 mm
 ■ Deblina 300 mm
 ■ Deblina 350 mm
 ■ Deblina 400 mm
 ■ Deblina 450 mm
 ■ Deblina 500 mm
 ■ Deblina 550 mm
 ■ Deblina 600 mm
 ■ Deblina 650 mm
 ■ Deblina 700 mm
 ■ Deblina 750 mm
 ■ Deblina 800 mm
 ■ Deblina 850 mm
 ■ Deblina 900 mm
 ■ Deblina 950 mm
 ■ Deblina 1000 mm

<p>10. FASADA - AB + EPB</p> <ul style="list-style-type: none"> NA VARNENA ŽBUKA 2 mm KRETONSKI ŽID 20 mm RAMA POLIESTERNA 10 mm CEMENTNA ŽBUKA 8 mm A. ŽBUKA 5,0 mm 	<p>5. PLOČE NA TLUJ - gipsni gips</p> <ul style="list-style-type: none"> ARMIRANA ČIPLUPKA 2 mm CEMENTNA ESTRIJA 8 mm AB PLOČA 10 mm ELASTIČNOM POLIESTER 2 mm ELASTIČNOM POLIESTER 2 mm AB PLOČA 10 mm PE PLOČA 10 mm INDUKCIJSKA 1 mm ČIPLUPKA 10 mm CEMENTNA ŽBUKA 20 mm 	<p>8. MEKALATNA KONSTRUKCIJA - iznad gipsnog prostora</p> <ul style="list-style-type: none"> FRANKEST 2 mm CEMENTNA ESTRIJA ZAČIPLAVEN 5,0 mm PE PLOČA 10 mm ELASTIČNOM POLIESTER 2 mm AB PLOČA 10 mm ŽBUKA 2 mm 	<p>11. RAVNI KROV - iznad gipsnog prostora - neprobitni</p> <ul style="list-style-type: none"> HERMETIK 2 mm CEMENTNA ESTRIJA 8 mm INDUKCIJSKA 1 mm AB PLOČA - prema vanjskim odredbama PROJEKTA ŽBUKA 10 mm PE PLOČA 10 mm AB PLOČA 10 mm ŽBUKA 2 mm 	<p>12. TERASA - mekjalatna konstrukcija</p> <ul style="list-style-type: none"> ARMIRANA ČIPLUPKA 2 mm CEMENTNA ESTRIJA 8 mm INDUKCIJSKA 1 mm AB PLOČA - prema vanjskim odredbama PROJEKTA ŽBUKA 10 mm PE PLOČA 10 mm AB PLOČA 10 mm ŽBUKA 2 mm
--	--	---	---	--

<p>10. FASADA - AB + EPB</p> <ul style="list-style-type: none"> NA VARNENA ŽBUKA 2 mm KRETONSKI ŽID 20 mm RAMA POLIESTERNA 10 mm CEMENTNA ŽBUKA 8 mm A. ŽBUKA 5,0 mm 	<p>5. PLOČE NA TLUJ - gipsni gips</p> <ul style="list-style-type: none"> ARMIRANA ČIPLUPKA 2 mm CEMENTNA ESTRIJA 8 mm AB PLOČA 10 mm ELASTIČNOM POLIESTER 2 mm ELASTIČNOM POLIESTER 2 mm AB PLOČA 10 mm PE PLOČA 10 mm INDUKCIJSKA 1 mm ČIPLUPKA 10 mm CEMENTNA ŽBUKA 20 mm 	<p>8. MEKALATNA KONSTRUKCIJA - iznad gipsnog prostora</p> <ul style="list-style-type: none"> FRANKEST 2 mm CEMENTNA ESTRIJA ZAČIPLAVEN 5,0 mm PE PLOČA 10 mm ELASTIČNOM POLIESTER 2 mm AB PLOČA 10 mm ŽBUKA 2 mm 	<p>11. RAVNI KROV - iznad gipsnog prostora - neprobitni</p> <ul style="list-style-type: none"> HERMETIK 2 mm CEMENTNA ESTRIJA 8 mm INDUKCIJSKA 1 mm AB PLOČA - prema vanjskim odredbama PROJEKTA ŽBUKA 10 mm PE PLOČA 10 mm AB PLOČA 10 mm ŽBUKA 2 mm 	<p>12. TERASA - mekjalatna konstrukcija</p> <ul style="list-style-type: none"> ARMIRANA ČIPLUPKA 2 mm CEMENTNA ESTRIJA 8 mm INDUKCIJSKA 1 mm AB PLOČA - prema vanjskim odredbama PROJEKTA ŽBUKA 10 mm PE PLOČA 10 mm AB PLOČA 10 mm ŽBUKA 2 mm
--	--	---	---	--

New development

Medulin, Istria



New development

Medulin, Istria



New development

Medulin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com