

# Apartment

## Medulin, Istria



<b>Ref</b>	RE-U-25541
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	136 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 497 900

Apartment in Medulin in a brand-new residence near the church!

In our offering lies an intriguing project of new luxurious apartments, with the planned commencement of construction in March 2024.

The project comprises two residential edifices, each housing three residential units, with each unit occupying its own floor within the building. Essentially, the structures form a singular volume, elevated ground floor + 2 floors, and one basement level for storage.

Both buildings in the project feature their private heated pool, adorned with high-quality mosaic, and the surroundings landscaped with greenery and illumination.

**APARTMENT DETAILS:** Apartment B2, nestled on the first floor of building "B," boasts a total living area of 136.92 m<sup>2</sup>. Within this square footage, the apartment comprises an entrance hallway delineating the private realm from the living space. The private sphere hosts three spacious bedrooms, each with its own bathroom. Additionally, there is an extra guest toilet and a laundry room. At the end of the hallway, a spacious and sunlit "open space" area unfolds, featuring a commodious living room, kitchen, and dining area. From the living area, access is granted to an external covered terrace.

The apartment comes with one external parking space, one parking space in the garage, and a storage room.

#### ADDITIONAL APARTMENT DETAILS:

- All apartments will be furnished with top-notch equipment from renowned domestic and foreign manufacturers. They will also feature premium three-layer oak parquet and high-quality Italian ceramic tiles of larger dimensions.
- Underfloor heating is included in the price and will be installed in all rooms.
- The price also includes the installation of a heat pump for water heating regulation.
- Each bedroom and living space will be air-conditioned with high-quality air conditioners with inverters.

In the current construction phase, the buyer has the right to choose ceramic floors and influence certain design elements. The investor offers buyers the possibility to furnish and equip apartments, as shown in the pictures, with a pre-agreed additional payment.

**LOCATION:** The location of the buildings is ideal for tranquil and secure family coexistence. Just a few brief minutes away are shops, major retail chains, schools, kindergartens, the renowned Medulin waterfront, numerous beaches, and a marina. The location is not only ideal for families but also for those seeking a peaceful retreat during or outside the tourist season and for those looking for an opportunity to develop a luxury tourist offer.

The visible price on the advertisement includes the VAT amount, and the buyer is relieved of the obligation to pay real estate transfer tax!

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For more information or to schedule a property viewing, do not hesitate to contact us!

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>:  
3661 €

Average price/m<sup>2</sup> of this type  
in this region:  
3845 €

Median price/m<sup>2</sup> of this type  
in this region:  
3661 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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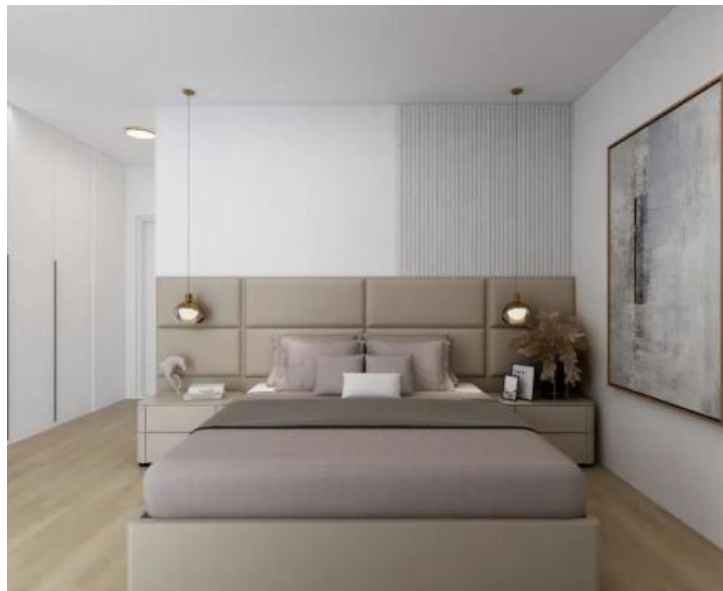
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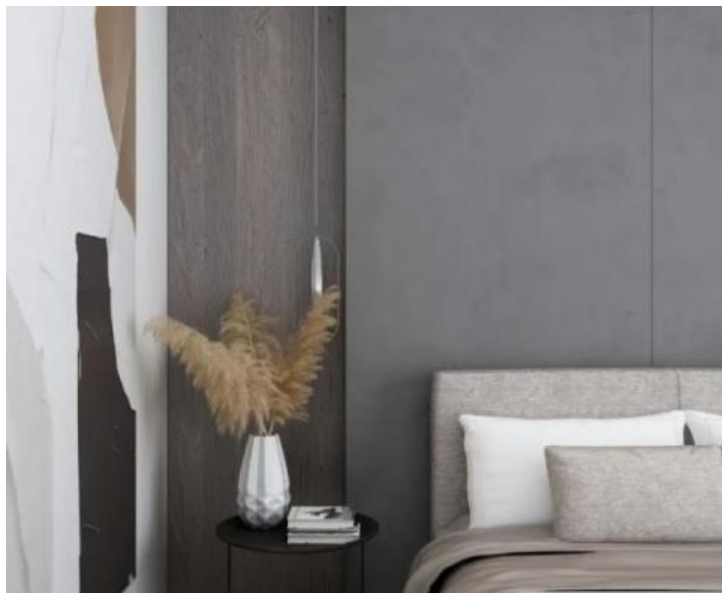
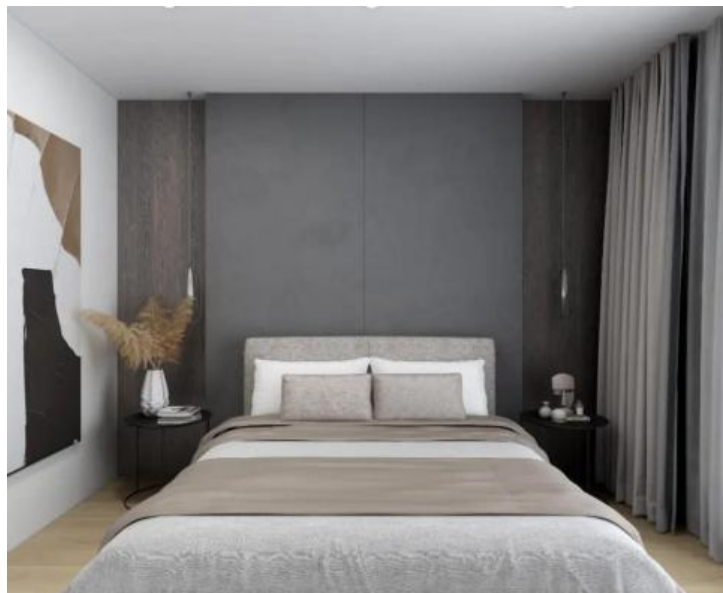
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