

# House

## Banjole, Medulin, Istria



<b>Ref</b>	RE-U-27864
<b>Type</b>	House
<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>	500 m
<b>Floorspace</b>	200 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 400 000

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Family house 500 meters from the sea in Banjole area, Pula!  
Peaceful and green area only 5 km from the centre of Pula!  
Total area is 200 sq.m. Land plot is 186 sq.m.  
It is a semi-detached building.

Designed as a family residence with multiple living units, this property presents a range of possibilities. The apartment layout within the building is as follows:

- Basement: Living room with kitchen and dining area, two bedrooms, a bathroom, and a terrace.
- Ground floor: Living room with kitchen and dining area, three bedrooms, bathrooms, and two spacious terraces. Additionally, there's an option to separate one room and utilize it as an independent studio apartment with its own kitchenette.
- First floor: Apartment 1 - Living room with kitchen and dining area, one bedroom, bathroom, and terrace.  
Apartment 2 - Living room with kitchen and dining area, two bedrooms, bathroom, and terrace.

The property also features a well-maintained garden of 196m<sup>2</sup>, including a landscaped terrace, a paved garden, and a green area. Two parking spaces are available in the yard. While the building requires renovation and additional investment, the advantageous location and the multiple apartments make this property an excellent opportunity for tranquil family living or as a secure investment with the potential for rental income through leasing the apartments for tourism purposes.

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>:  
2000 €

Average price/m<sup>2</sup> of this type  
in this region:  
2759 €

Median price/m<sup>2</sup> of this type  
in this region:  
2660 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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