



## On a peaceful location close to Pula is a house with an apartment for sale

**295.000 €**
**2.034 €/m<sup>2</sup>**

In the peaceful place 1 km away from the sea and marine, 5 km to Pula centre, is the family house with an apartment for sale. House situated on the sunny, west side and net residential area of 145 sqm, with three bedrooms, big garage and two parking spaces in the infield area. Real estate located on Vinkuran hill in the dead end street without too much traffic. House was built in 2014 on the two floors and has energy certificate A. Maintained total land area of 376 sqm with the terrace consisted of outdoor kitchen, barbecue and a shower.

In the infield area is a possibility to build a swimming pool, combined with the location, it could easily generate renting revenues.

Bigger apartment (A1 – 100 sqm) consists of living room, dining room with kitchen, terrace, pantry and well-furnished and dimensional bathroom on the ground floor and spatial master bedroom with bathroom.

Smaller apartment (A2 – 45 sqm) has its own entrance on the ground floor and consists of master bedroom with built in wardrobe, kitchen with dining room and terrace with sea-view and the nature park Kamenjak.

The house has pellet central heating and air conditioners, which guarantees a comfortable temperature in the house throughout the year.

The house is well equipped with PVC joinery, quality Italian tiles in all rooms and a video surveillance. It is connected to town sewerage and has a gas connection.

Fully furnished house is on sale and all preconditions met to build an additional floor.

School: 6000 m, Shop: 200 m Park/playground: 1000 m, Beach: 1 km, Highways: 9 km, Pula airport: 12 km, Venice: 280 km

\*In order to facilitate the perception of the size of the space, the "gross internal area" is given without accrued construction coefficients, which is why it can vary from area recorded in the land registry. Source of data: unofficial measurement of the space.

## Summary

Location	Medulin	Property ID	1903
Price	295.000 €	Type	house

Area	145 m²	Land area	376 m²
Bedrooms	3	Bathrooms	3
Parking spaces	4	Parking spaces (garage)	2
Floor	ground floor	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m²	2.034 €	Real estate transfer tax	3%
Energy certificate	B	Subtype	detached, apartment house, family house

## Distances

Sea	1000 m
Near a bigger city	5 km
Store	300 m
Center	300 m
Transportation	300 m

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