



## A modern ground floor house of 182 sqm and 2 km from the sea is for sale

370.000 €

2.033 €/m<sup>2</sup>

This triple, modern ground floor house of 182 m<sup>2</sup> (unreduced area) is amazing! The spaciousness of the yard and the house makes it perfect for socializing or quiet evenings in your new home.

Large sliding windows bring a lot of light into the spacious open space kitchen, dining room, and living room, while generously offering a peaceful view of the greenery and garden. A fireplace with a wood compartment will provide an intimate atmosphere for pleasant chats in the living room. Step directly onto the spacious terrace and take a break in the lounge catching the gentle rays of the sun.

Excellent layout of the house, which, in addition to two bedrooms, contains a study and two bathrooms, offers comfortable accommodation for all dear family members. And the guests? As the perfect host, readily adapt your study into a guest room.

The house also has a garage for your vehicle and storage for supplies. The house is fully furnished and is for sale furnished.

The house has 132 m<sup>2</sup> of net living space together with a garage and storage and a spacious terrace of 50 m<sup>2</sup>, and the total land area is 600 m<sup>2</sup>. The land is partly surrounded by a wall and partly by a hedge. Feel free to relax while the children play carefree on your private children's playground.

Infrastructure: water connection, electricity connection, septic tank, internet.

Heating/cooling: Underfloor heating on gas, air conditioning.

Indoor equipment of the real estate: sanitary equipment, furniture included, alarm system.

Outdoor equipment of the real estate: barbecue, indented electric installation system for electrical port and a pool.

Floors: ceramic tiles.

Joinery: PVC.

Year of construction: 2015.

Monthly maintenance cost per household of 4 members: electricity 23 €/month, water 20 €/month (2 € / m<sup>3</sup>); Rent gas cylinders 150 €/year;

Gas consumption 550 €/year (underfloor heating + hot water); Garbage € 12 / month; Internet 13 €/month

Distances: School: 3000 m, Market: 1000 m, Park/playground: 1000 m, Beach: 1500 m, Motorway: 4 km, Airport: Pula: 8 km, Venezia: 275 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	1904
Price	370.000 €	Type	house
Area	182 m²	Land area	600 m²
Bedrooms	3	Bathrooms	2
Parking spaces	3	Parking spaces (garage)	1
Floor	ground floor house	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.033 €	Tax	3%
Energy certificate	A	Subtype	detached, family house, ground-floor house

## Distances

Center	3 km
Pula airport	8 km
Store	1.5 km
Venezia airport	275 km
Sea	2 km
School	300 m
Transportation	500 m

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