



One story house surrounded by olive groves near Pula

160.000 €

1.778 €/m²

A nice new house with olive grove is for sale between Pula and Medulin, 5 km away from the center of Pula. This 75 sqm home has a delightful view of the 1226 sqm plot. The house is oriented to the western sunny side and consists of a hallway, 2 bedrooms, a living room, a bathroom and a kitchen with a dining room that leads out to a spacious terrace of 50 sqm overlooking the olive grove. The process of beautifying this ground floor covered new installations, a new facade, floors, a joinery, just to give a new look with this special shine.

The ground floor is tastefully and modernly furnished and as such it is sold. The floors are covered with ceramic tiles and laminate. Energy efficiency guarantees PVC joinery and new facade.

The heating or cooling of this beautiful home is with the help of an inverter air conditioner, but there is also a chimney so future owners have an alternative solution. The house is connected to electricity and uses its own source of water. If the future owners would want to connect to the city water supply, the cost would be around 5,000 euros.

The house is just one small part of this wonderful story that is complemented by its garden. Apart from two parking spaces and spacious terraces perfect for a vacation, there is also an olive grove with about 30 trees for a wonderful family gathering at the time of harvest. Along the olive grove, there is a summer kitchen and a small house of 15 sqm that is waiting for completion and can be used as an apartment or as a tavern for socializing in cold winter time.

The ground floor house fulfills all the conditions for a quiet and comfortable life for its future owners since it is located in an intimate location within the dead end street and is therefore an ideal solution for the avoidance of the city crowds. Although privacy and peace are guaranteed, the property is very well connected to Pula and Medulin, 5 km away from it.

The sea is 3.5 km away, the distance from the shop, the restaurant and the park is about 2 km, while the school is 4.1 km away.

This property is ideal for living and enjoying this wonderful tale, but it can also be used as a vacation home and renting house.

Since real estate is built on agricultural land European Union citizens can buy this property exclusively for long-term lease for 99 years + 99 years, as they bought houses while Croatia was not in the European Community. The second variant of real ownership is if a foreigner establishes a company in the Republic of Croatia, then the property can be 1/1

Summary

Location	Medulin	Property ID	1949
Price	160.000 €	Type	house
Area	90 m²	Land area	1.226 m²
Bedrooms	2	Bathrooms	1
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m²	1.778 €	Tax	4%
Energy certificate	In progress	Subtype	detached, family house, ground-floor house

Distances

Center	2.1 km
Sea	3.5 km
Near a bigger city	4.8 km
Park	2.2 km
Pula airport	8.8 km
Store	2 km
Venezia airport	273 km
School	4.1 km
Transportation	2 km

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