



## For sale semi detached house 800 m distance from the sea in very quiet area, Medulin

290.000 €

1.318 €/m<sup>2</sup>

House for sale in Banjole (Medulin) in a quiet location, only 800 m away from the sea. The house has a total of 220 sqm of living space \*. It is located on a land plot of 519 sqm, near to the pine forest. The house has 4 floors and consists of basement, ground floor, first floor and attic. It has a total of 3 bedrooms, 3 bathrooms and 1 toilet and one smaller studio apartment. The house is maintained and sold together with furniture.

In the basement of 50 sqm there is a boiler room and a summer kitchen in a planned garage that can easily be converted into a smaller apartment.

On the ground floor of 80 mq there is a kitchen, dining room, living room, pantry, bathroom and access to a beautiful terrace with a green garden.

On the first floor there is a bathroom and 3 bedrooms and a spacious 18 sqm terrace.

In the attic of the house is a smaller studio apartment with a bathroom.

The complete house has secured heating via the central oil system, and the cooling is provided via the air conditioner.

Infrastructure: water connection, electricity connection, city sewerage, telephone connection, asphalt access, oil tanker

Floors: ceramic tiles, parquet.

Joinery: wooden joinery.

Year of construction: 1997 year. Last adaptation: 2015 years.

Distances from real estate: school Medulin: 5 km, shop: 350 m, park / playground: 200 m, beach: 1,5 km, highway: 2 km, airport: Pula: 14 km, Venice: 280 km.

\* For easier perception of the size of the space, there is a "net surface" without calculated construction coefficients, which is why the same can be distinguished from the area recorded in the land register.

## Summary

Location	Medulin	Property ID	2078
Price	290.000 €	Type	house
Area	220 m²	Land area	519 m²
Bedrooms	4	Bathrooms	3
Parking spaces	2	Parking spaces (garage)	1
Floor	semi basement	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.318 €	Tax	3%
Energy certificate	In progress	Subtype	family house, semidetached

## Distances

Center	350 m
Near a bigger city	7 km
Park	200 m
Pula airport	14 km
School	5 km
Store	350 m
Venezia airport	280 km
Sea	1.5 km
Transportation	350 m

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