



## In Medulin are two renovated stone houses for sale

215.000 €

788 €/m<sup>2</sup>

Two houses for sale in an excellent location only 500 m from the sea in Medulin. The houses have a total area of 273 m<sup>2</sup> built on a plot of 450 m<sup>2</sup>.

The stone house is in roh-bau condition and has an area of 208 m<sup>2</sup> spread over three floors, basement, ground floor, and first floor.

According to the reconstruction plan, the ground floor has an entrance hall, kitchen, dining room, and living room. Upstairs is a hallway, 3 bedrooms, and 2 bathrooms.

The main house is connected by a covered parking lot to another house of 65 m<sup>2</sup> which is spread over two floors, ground floor, and first floor.

On the ground floor of the second house is a kitchen with a dining room and living room, toilet, and storage. Upstairs are two bedrooms with attached bathrooms.

An ideal property that can be used for tourist purposes in such a way that future owners live in one house and use the other for rent.

The nearest beaches [Bijeca](#) and [Alba Chiara](#) are 2 km from the property and [Marina Puntica](#) is 1 km away. The grocery shop is 200 m away, the supermarket is 1 km away. Restaurants [Salt & Pepper](#) 550 m, [Kalavojna Restaurant](#) 1 km, [Vižula Restaurant](#) 1 km. The newly renovated [Vižula Archeological Park](#) for lovers of history and nature is only 1 km from the property. Pula Airport is 13 km away, Venice Airport is 278 km away and the closest highway entrance is 11 km away. Distance from cities: Pula 10 km, Rovinj 50 km, Porec 64 km, Zagreb 270 km, Vienna 600 km, Munich 600 km.

## Summary

Location	Medulin	Property ID	2307
Price	215.000 €	Type	house
Area	273 m <sup>2</sup>	Land area	450 m <sup>2</sup>
Bedrooms	5	Bathrooms	4

Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Company
Price/m <sup>2</sup>	788 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	family house, semidetached

## Distances

Sea	500 m
Pula airport	12 km
School	500 m
Store	300 m
Near a bigger city	9 km
Venezia airport	278 km
Transportation	500 m

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