



## Family home or investment, you choose

390.000 €

1.354 €/m<sup>2</sup>

Imagine living in Pula's nearby area, where it only takes a few minutes through a small forest to get to the sea and the nearest beaches! Sounds interesting? Then keep reading...

This three-story house is to be found on the edge of a construction zone and, beside privacy, it offers a panoramic view over the greenery and the sea horizon. The house has a surface of 288 m<sup>2</sup>, distributed over a total of 6 rooms and 4 bathrooms. It is situated on a south-facing plot of 651 m.

Another benefit: in agreement with the owner, the house can be finished exactly according to your preferences.

The project anticipates a spacious pool in the backyard and an outdoor kitchen. We truly believe that you will spend most of your time exactly at this place, especially when you invite your company.

On the ground floor there is a separate apartment of 107 m<sup>2</sup> with two bedrooms, which can easily be turned into an office, or you can rent it during the summer a make extra profit.

You like having your morning or evening coffee in peace and quiet? Add a beautiful view to that equation, and you will never leave the second floor! Having the idea that we all spend most of our time in a living and kitchen area, the architect turned the second floor a central part of the house. Large windows provide a big amount of light, so you will feel like you are spending time being in nature. Of course, there is also a master bedroom, wardrobe and all the comfort the apartment provides. Walking down the stairs, you enter the first floor where 3 rooms, 2 bathrooms and a study room are planned.

During the construction, a great attention was paid to the quality of work, especially thermal insulation. The windows are made of PVC with three-chamber glass and the insulation of the house is 10 cm, which will further reduce maintenance costs.

Heating and cooling will be controlled by high-quality air conditioners and electric floor heating in all the rooms.

If you are interested to know more, email us at [info@maris.hr](mailto:info@maris.hr) or call us on 098 1900 688. We will gladly organize a private tour in person or via video call!

## Summary

Location	Medulin	Property ID	2342
Price	390.000 €	Type	house
Area	288 m <sup>2</sup>	Land area	651 m <sup>2</sup>
Bedrooms	6	Bathrooms	4
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Co-ownership	Owner	Private owner
Price/m <sup>2</sup>	1.354 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house

## Distances

Sea	900 m
Near a bigger city	5 km
Park	800 m
School	500 m
Store	500 m
Venezia airport	280 km
Center	400 m
Pula airport	12 km
Transportation	400 m

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