



## Banjolka – a house with many potentials

Price on request

In Banjole, a small fishing and tourist town within the municipality of Medulin, there is this house with a lot of potential for the realization of all your wishes, dreams and ambitions. As much as 467m<sup>2</sup> of surface area (on a plot of 404m<sup>2</sup>) hides 2 apartments with sea view, on three floors: basement with common rooms, ground floor and attic. The warm southern orientation of the house guarantees that you will always have a lot of natural light, while the proximity of the beaches means that you are in a very desirable place for tourists!

Edit as you wish

House Banjolka comes in the roh-bau phase, that is, with completed rough construction works. This means that the door remains wide open for your changes, but also that you can adapt the complete arrangement to your wishes. Classic Mediterranean style or ultra-modern, contemporary style? Only the sky is your limit!

More than home

Banjole is a small, picturesque fishing village with incredible tourist potential and great demand for vacation properties. And the Banjolka house offers you the possibility to have apartments for rent in addition to a warm family home! In addition to your premises, you can have up to two apartments for rent and thus ensure additional income – thanks to the tourist attraction of this place, you can be sure that you will always have enough guests!

Distances from significant localities

- 250 m distance from Lijon beach.
- 1 km distance from Portić port.
- 200 m from shops and bakeries, and 1 km from a supermarket.
- Many restaurants, taverns and bistros in the immediate vicinity.
- 13 km distance from Pula airport.
- 12 km distance from the highway entrance.

## Summary

|                    |                |                         |  |
|--------------------|----------------|-------------------------|--|
| Location           | Medulin        | Property ID             | 2523   |
| Price              | On request     | Type                    | house  |
| Area               | 467 m²         | Land area               | 404 m²   |
| Bedrooms           | 7              | Bathrooms               | 7  |
| Parking spaces     | -              | Parking spaces (garage) | -  |
| Floor              | semi basement  | Orientation             | South  |
| Ownership type     | Ownership 1/1  | Owner                   | Private owner  |
| Price/m²           | -              | Tax                     | 3%   |
| Energy certificate | Not obligatory | Subtype                 | detached, apartment house, house in building, family house |

## Distances

|                    |        |
|--------------------|--------|
| Center             | 300 m  |
| Sea                | 250 m  |
| Near a bigger city | 9 km   |
| Pula airport       | 13 km  |
| School             | 6.8 km |
| Trst airport       | 170 km |
| Venezia airport    | 278 km |
| Store              | 1.3 km |
| Restaurant         | 280 m  |
| Transportation     | 300 m  |
| Park               | 800 m  |
| Rijeka airport     | 139 km |
| Market             | 350 m  |

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