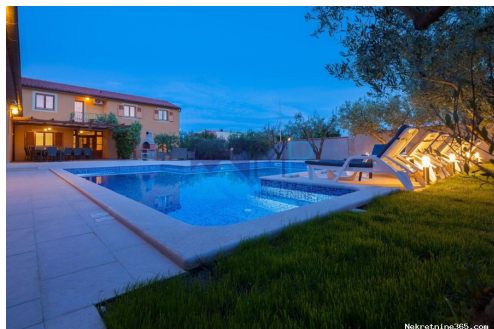


MEDULIN, Banjole, prekrasna vila sa bazenom od 70 m2, Medulin, House



Seller Info

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About us: Marko Polo Real Estate is a local, family owned, licensed and insured real estate company that provides all types of properties in the Istria, Croatia.

Marko Polo Real Estate prides itself on its ability to provide full service for all clients' needs, from arranging all the legal documentation for buying property to completion of the whole buying process and after, with exceptional support at no extra cost. Our consulting team is here to help You!

Please contact us for the free Purchase process package.

Listing details

Common

Title: MEDULIN, Banjole, prekrasna vila sa bazenom od 70 m2
Property for: Sale

Property area: 500 m²
Lot Size: 900 m²
Bedrooms: 10
Bathrooms: 7
Price: 1,250,000.00 €
Updated: Jul 31, 2023

Condition

Built: 2001
Last renovation: 2015

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Medulin
City area: Banjole
ZIP code: 52203

Permits

Building permit: yes
Ownership certificate: yes
Inspection certificate: yes

Additional information

Infrastructure: Sewage, Gas, Electricity
Energy efficiency: A



Heating

Heating type: boiler house (substation) gas, air-conditioner

Description

Description: Banjole - a place in southern Istria, located about 5 km south of Pula. Banjole is an ideal choice for everyone, there is also the famous Centinera beach. They offer a lot of facilities, both in the town itself and in the surrounding area (Pula, Medulin, Premantura - Cape Kamenjak). For sale is a house located in a business zone, with a total area of 1381 m² with a garden. The house is intended for residential and commercial purposes, has a use permit according to its purpose and is categorized for 3 apartments and is currently rented as a vacation home for 21 people. According to guests' reactions, the location, regardless of the "industrial" environment, is exceptional with privacy and proximity to the necessary

facilities. The building as such has 500 m² of living space on two floors + 225 m² of a hall that is currently unused (with a lot of potential for additional equipment - for example, indoor wellness or more accommodation units or by upgrading the building). The yard is 900 m², has 40 olive trees, a 70 m² swimming pool with a shallow area for children and a Jacuzzi. The house has central gas heating, gas and electric hot water heating and a solar panel, and in winter the internal fireplace has the possibility of central heating. There are also 9 air conditioners in the house. With regard to the spatial plan, the building can be extended and upgraded, the maximum built-up area is 50% allowed, and currently around 37% is used, the building has two floors in the residential part and one floor in the hall part, and it is possible to build 3 floors so that there is space there too. The house itself, in its current condition, carries €90,000.00 - €100,000.00 in annual turnover (only during the summer season of 4 months) through tourism. The owners will support this with papers to the future buyer. The property is neat and unencumbered!

Additional contact info

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