

## Medulin, Flat



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

#### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.

Reg No.:

Agent: 1/2022

## Listing details

### Common

Property for:	Sale
Property area:	62.22 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Price:	249,937.00 €
Updated:	Jul 12, 2024

### Condition

Built:	2024
Condition:	Under construction

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Infrastructure:	Sewage, Electricity
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### Heating

Heating type:	central (own) electrical
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### Description

Description:	New construction in Banjole of excellent quality. Nice apartment in a nice location. This apartment is located on the second, last floor of the building, and consists of an entrance hall, kitchen, living room and dining room, bathroom and two bedrooms. The apartment has its own parking space and an uncovered terrace.
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Thermal profile block of 25 cm, facade of 10 cm together with thermal superior PVC carpentry in anthracite color with blinds and mosquito nets will help you save on heating and cooling. You also have electric underfloor heating throughout the apartment with digital thermostats, and additionally a wall heater with remote control in the bathroom. The beautiful appearance of the apartment is due to the high-quality Italian ceramics in the apartment and terrace, as well as the laminate in the bedrooms. You will like the walk-in shower in the bathroom with a modern 100-liter Ariston water heater and the quality Geberit toilet system with a soft close board. Banjole is a small tourist town in the south of Istria, which is recognized as an excellent place to live and invest. A handful of activities, beautiful nature and a pleasant climate are just some of the advantages of living in this area. Opportunities like this don't come around often...hurry up!

### Additional contact info

Reference Number: 566906  
Agency ref id: 316  
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