

## Istra, Medulin, Banjole, dva stana u prizemlju s vrtom, NOVO #prodaja, Medulin, Flat



### Seller Info

Name: Sandra Kralj  
First Name: Sandra  
Last Name: Kralj  
Company: Impensa doo  
Name:  
Service Type: Selling and renting  
Additional: info@terram-nekretnine.com  
Email:  
Website: <https://www.terram-nekretnine.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
City area: Valdebek  
ZIP code: 52100  
Address: Mihovilovićeva 3  
Mobile: +385994361600  
Phone: +385911505505  
About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili

pitanja u svezi vaše nekretnine i tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

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## Listing details

### Common

Title:	Istra, Medulin, Banjole, dva stana u prizemlju s vrtom, NOVO #prodaja
Property for:	Sale
Property area:	153.36 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	510,000.00 €

Updated: Mar 20, 2024

## Orientation

Orientation: East, West

## Condition

Newbuild: yes  
Condition: Under construction

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Sewage  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 1

## Description

Description: Istria, Banjole offers two apartments on the ground floor of a residential building with a total of three apartments. The first apartment consists of: kitchen, living room, dining room, bathroom, bedroom, utility room, covered terrace and garden 83m<sup>2</sup>, and the price includes an outdoor parking space. The total square footage of the apartment is 44.50 m<sup>2</sup>, while the total sales area with the included garden and parking space is 69.19 m<sup>2</sup>. The second apartment consists of: kitchen, living room, dining room, bathroom, two bedrooms, utility room, covered terrace and garden of 77m<sup>2</sup>, and the price includes an outdoor parking space. The total square footage of the apartment is 57.66 m<sup>2</sup>, while the total sales area, including the garden and parking space, is 84.17 m<sup>2</sup>. Each apartment has its own electricity and water meter. The possibility of purchasing a warehouse. Planned completion of works

and moving in 08/2024. Apartment equipment: – superior construction with thermal profi block of 25 cm - thermally superior PVC carpentry in anthracite color with blinds and mosquito nets – facade EPS 10 cm – 1x mitsubishi air conditioner with heating and cooling (optional extra with payment) - electric underfloor heating throughout the apartment with digital thermostats – additional wall heater with remote control in the bathroom – in the bathroom, a walk-in shower and a geberit toilet system with a soft-close board – modern Ariston boilers of 100 liters - modern and high-quality Italian ceramics in the apartment and terrace and laminate in the bedrooms rooms (possible ceramics) – asphalt marked parking space – electricity and water supply on the terrace on the ground floor – on the terraces on the floors of the outlet OWNERSHIP 1/2 #sale Custom ID: S-785 Energy class: U izradi \*\*Interested buyers can obtain the necessary information about the advertised real estate and view it through our agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\*  
\*\*The buyer pays an agency commission of 3% + VAT.\*\*

### Additional contact info

Reference Number: 581812  
Agency ref id: S-785  
Contact phone: +385 (91) 150-5505