

Villa

Medulin, Istria



Ref	RE-U-32042
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	254 sqm
Plot size	525 sqm

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No. of bedrooms	5
No. of bathrooms	5
Price	€ 750 000

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Lux villa in Medulin, almost ready, with panoramic sea views!
Total area is 254 sq.m. Land plot is 525 sq.m.

The villa spans three levels—basement, ground floor, and first floor
. The ground floor features one bedroom, a living room with a kitchen and dining area, a covered terrace, one bathroom, and a hallway with a staircase.
The first floor includes four bedrooms, each with its own bathroom and access to a terrace.
The front-facing rooms offer a sea view.
Additionally, the property boasts a 9x3.8 meter swimming pool.
The house was built in an unfinished state, encompassing rough construction work, partition walls, and the initial phase of electrical and plumbing installations.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
2953 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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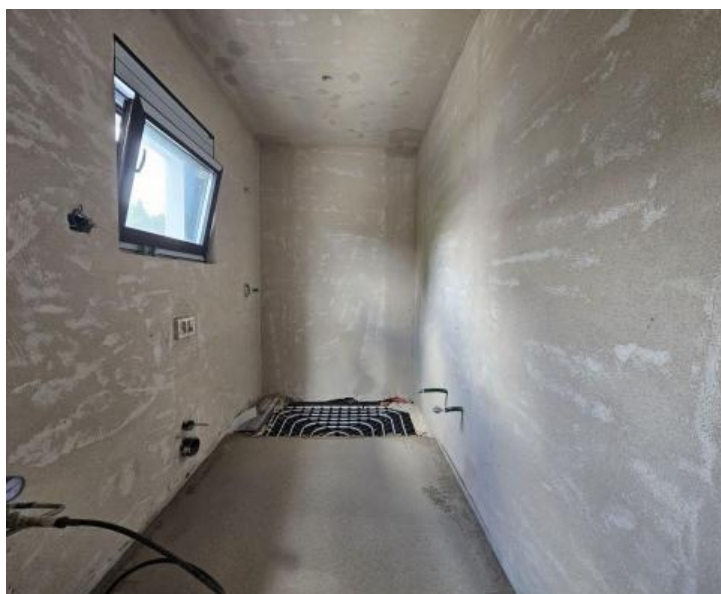
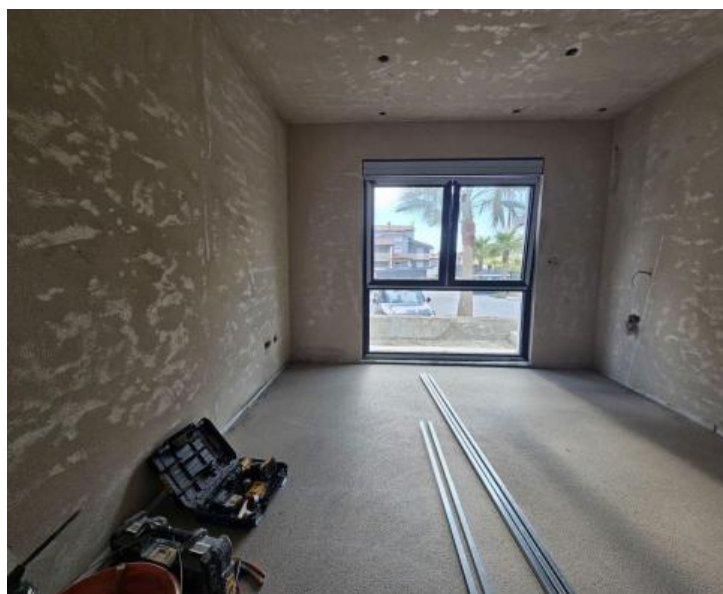
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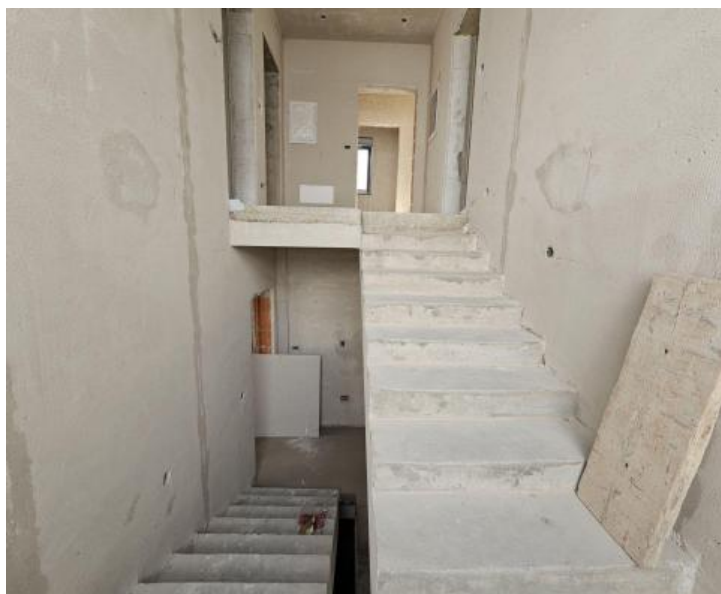
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