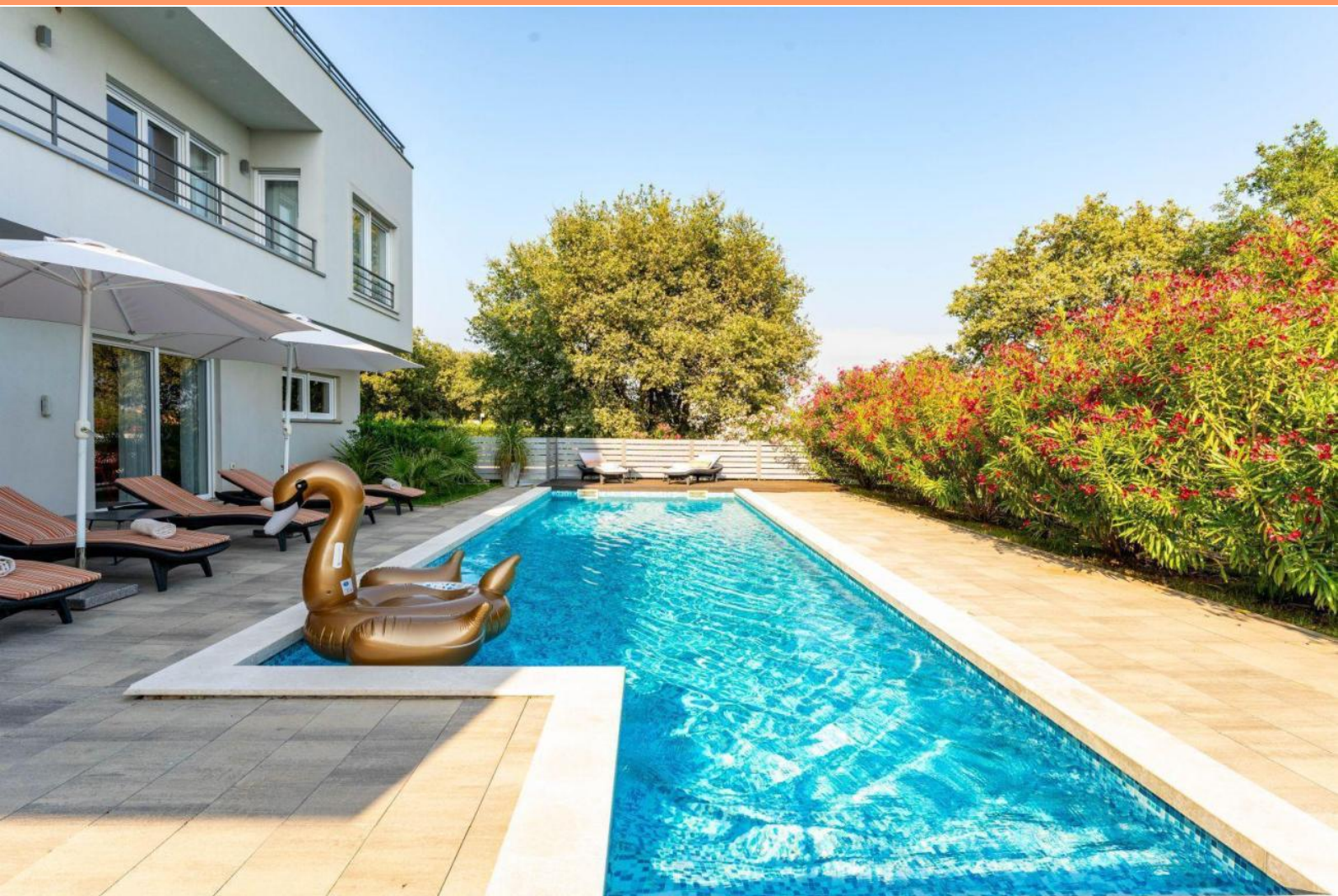


# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-32566
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	330 sqm
<b>Plot size</b>	773 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 190 000

We present to you a gorgeous luxury property that guarantees a very good return on investment based on current results, which is increasingly hard to find in today's market!

This spacious villa spans three floors, offering 330 m<sup>2</sup> of living space and a 773 m<sup>2</sup> garden.

What sets this villa apart?

1. The villa's architecture is unique, with elegance and charm evident in its spacious, light-filled rooms and airy indoor and outdoor areas, creating a striking visual impression.
2. Designed based on global projects, it was built in 2015.
3. In addition to expansive green areas, it features a 50 m<sup>2</sup> pool and parking for six cars.
4. Located just 500 meters from the sea, it offers sea views from the top floor.
5. The villa is equipped with seven air conditioners and has installations prepared for underfloor heating on the ground floor.
6. For over seven years, the property has maintained high occupancy rates and impressive revenues despite market instability.
7. It boasts an annual return of 6.5-7%.

Let's delve into the villa's layout:

The ground floor features an open-plan living room with two direct exits to the garden and pool, a kitchen with a dining area, a storage room, and a guest toilet.

Upstairs, the first floor comprises four bedrooms, each with its own bathroom, air conditioning, and access to a terrace.

The second floor offers the best panoramic views. This floor includes a bedroom with a bathroom and an open-plan living room with direct access to an outdoor lounge.

The garden area includes not only the pool but also a lounge area with a jacuzzi, a sunbathing zone, and a

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covered outdoor dining area with a gas grill, accessible directly from the living room.

The property holds an A energy certificate. This glamorous villa is particularly attractive for those looking to invest in an established business and continue it in their own style.

In addition to its proximity to the sea, the location offers easy access to Pula (2.5 km), the airport, large shopping centers, and all other amenities for daily life and summer vacations.

The villa is sold fully furnished.

This property, with its unique architecture, full equipment, prime location, and numerous amenities, offers a great opportunity for sustainable business and investment returns.

For further details, information, and to arrange a viewing, feel free to contact us and see for yourself the opportunity this property presents!

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 m<sup>2</sup>:  
3606 €

Average price/m<sup>2</sup> of this type  
in this region:  
3606 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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[www.adrionika.com](http://www.adrionika.com)

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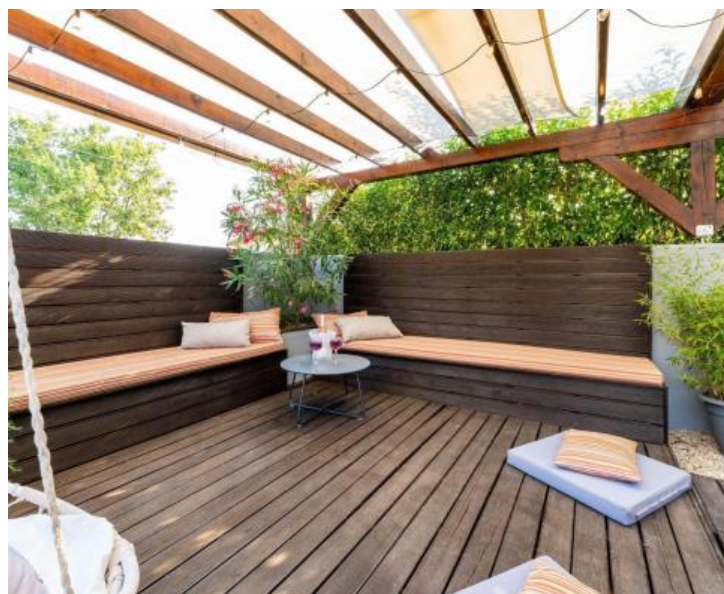
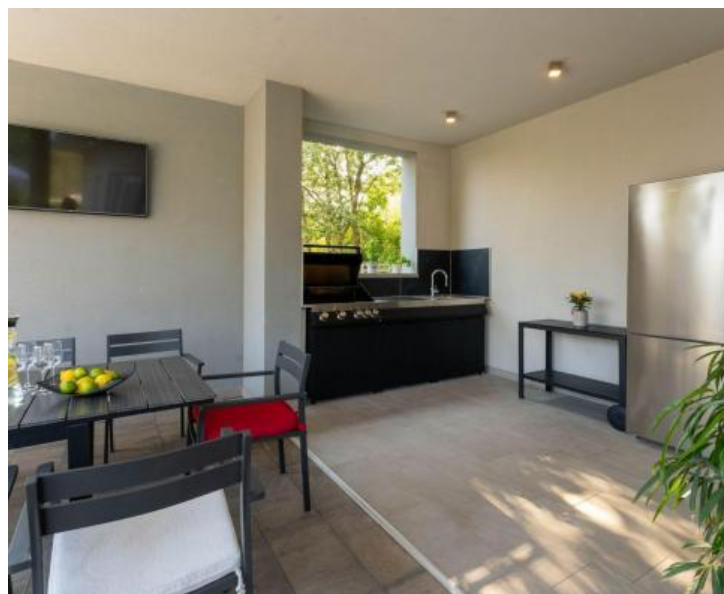
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