

Villa

Medulin, Istria



Ref	RE-U-32825
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	348 sqm
Plot size	6594 sqm
Price	Price upon request

Villa

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Magnificent 1st line estate in Medulin, 10 km from Pula and international airport of Pula!
Ideal for modernization and conversion into the best waterfront property in Istria!
Calm, green and peaceful location!

Total area is 348 sq.m. Land plot is 6594 sq.m. (of that 1900 sq.m. is within building area).
The existing house was built in 2000. A valid building permit was obtained for the renovation of a house with 6 bedrooms with bathrooms, a wellness/sauna with a large terrace on the roof, a spacious living room, a kitchen and a playroom. It is possible to build another house on the land plot.

The municipality of Medulin is a coastal municipality located in the very south of the Istrian peninsula, with an area of 29.35 km², with about 6,500 inhabitants in eight settlements located mostly along the coast. These are Medulin, Premantura, Banjole, Pomer, Vinkuran, Vintijan, Valbonaša and Pješćana Uvala. For sale is a house with a swimming pool in a unique location, first row to the sea, which guarantees absolute privacy.
Price is over 2 mio euro.

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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Average price/m² of this type
in this region:
6227 €

Median price/m² of this type
in this region:
7937 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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Villa Medulin, Istria

21.18m ²
42.36m ²
84.72m ²

Red. kat.	Net. povr.
101	1.00 26.40m ²
102	1.00 27.96m ²
103	1.00 2.69m ²
104	1.00 1.86m ²
105	1.00 5.16m ²
106	1.00 4.04m ²
107	1.00 3.84m ²
108	1.00 71.84m ²
109	1.00 33.42m ²
110	1.00 17.90m ²
111	1.00 5.94m ²
112	1.00 16.11m ²
113	1.00 5.89m ²
114	1.00 17.62m ²
115	1.00 6.85m ²
116	1.00 13.55m ²
117	1.00 9.12m ²
118	1.00 21.68m ²
119	1.00 6.03m ²
120	1.00 15.14m ²
121	1.00 6.16m ²
122	1.00 4.14m ²
123	1.00 179.35m ²
124	1.00 4.32m ²
125	1.00 4.32m ²
126	1.00 4.32m ²
127	1.00 36.27m ²
128	1.00 2.46m ²
129	1.00 13.55m ²
130	1.00 47.25m ²



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1.86	1.00	1.86m ²
5.16	1.00	5.16m ²
4.04	1.00	4.04m ²
3.84	1.00	3.84m ²
		71.84m ²
STORI		
33.42	1.00	33.42m ²
17.90	1.00	17.90m ²
5.94	1.00	5.94m ²
16.11	1.00	16.11m ²
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9.12	1.00	9.12m ²
21.68	1.00	21.68m ²
6.03	1.00	6.03m ²
15.14	1.00	15.14m ²
6.16	1.00	6.16m ²
4.14	1.00	4.14m ²
		179.35m ²
STORI		
8.64	0.50	4.32m ²
		4.32m ²

