

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-37395
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	238 sqm
<b>Plot size</b>	563 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 581 000

Modern architecture semi-detached villas with swimming pools under construction in Medulin, 1500 meters from the beaches.

At the southernmost point of the Istrian peninsula lies the coastal jewel - the town of Medulin, one of the most famous representatives of Istrian tourism. It is the center of the popular Medulin Riviera, built on the remains of prehistoric settlements, which includes the surrounding very attractive places; Premantura, Pješčana Uvala, Pomer, Vinkuran, Vintijan, Valbonaša and Banjole. This area also boasts the Medulin archipelago with 11 uninhabited islands and islets.

The entire idyllic area represents an exceptional, significantly preserved ambient value. This ideal combination of nature and history has not lost its luster for centuries. The reason for this is the mild Mediterranean climate, an imposing nature park, archaeological sites, magical vistas, sandy and white pebble beaches in blue-green bays, pine forests and modern fishing villages full of Istrian tradition, cultural events and a wide range of dynamic activities.

In a quiet neighborhood in Medulin, a house of modern architecture under construction is for sale.

In addition to the location, the property is also characterized by the quality of construction, which guarantees long-term satisfaction and quality of living.

With its modern architecture, the house does not disturb the environment, but creates a synergy of the natural environment and modern design, and is designed as a residential building with two residential units that extend over two floors.

The areas of the residential units are 118.87 m<sup>2</sup> and 119.53 m<sup>2</sup>.

The ground floor of each residential unit consists of an open-concept space that unites the kitchen, dining room and living room with access to a covered terrace, bathroom and storage room, while the first floor of each residential unit consists of three bedrooms with private bathrooms.

The stated price refers to the unfinished construction of the residential building up to the rough construction phase, which allows for final decoration according to your own wishes and preferences.

Possibility of purchasing the property in the final stage of construction without furniture with a landscaped garden with a price adjustment.

The excellent location and spatial organization of the interior and exterior of this property provides an opportunity for a comfortable family life or an investment in a tourist rental business.

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>:  
2441 €

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:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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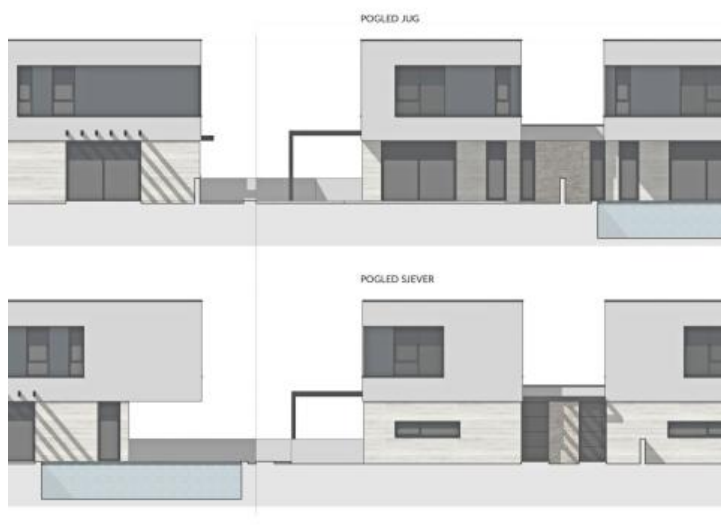
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ISKAZ NETO PLOŠTINA "A"

1	hodnik + garderoba	4.98	m <sup>2</sup>
2	kupatnica	5.33	m <sup>2</sup>
3	kuhinja + blagovaonica + dl	36.96	m <sup>2</sup>
4	ostava	2.09	m <sup>2</sup>
5	vanjski balkon (13.81 x 0.50)	6.90	m <sup>2</sup>
6	sporednja	2.47	m <sup>2</sup>
Ploština kuća "A"		58.50	m <sup>2</sup>

ISKAZ NETO PLOŠTINA "B"

1	hodnik + garderoba	4.98	m <sup>2</sup>
2	kupatnica	5.33	m <sup>2</sup>
3	kuhinja + blagovaonica + dl	36.96	m <sup>2</sup>
4	ostava	2.09	m <sup>2</sup>
5	vanjski balkon (13.81 x 0.50)	6.90	m <sup>2</sup>
6	sporednja	2.47	m <sup>2</sup>
Ploština kuća "B"		58.50	m <sup>2</sup>



ISKAZ NETO PLOŠTINA "A"

7	hodnik + stubišta	13.35	m <sup>2</sup>
8	spavaća soba	11.28	m <sup>2</sup>
9	spavaća soba	4.14	m <sup>2</sup>
10	spavaća soba	8.51	m <sup>2</sup>
11	spavaća soba	4.44	m <sup>2</sup>
12	spavaća soba	13.83	m <sup>2</sup>
13	spavaća soba	4.70	m <sup>2</sup>
1. kat kuća "A"		60.27	m <sup>2</sup>

ISKAZ NETO PLOŠTINA "B"

7	hodnik + stubišta	13.35	m <sup>2</sup>
8	spavaća soba	11.28	m <sup>2</sup>
9	spavaća soba	4.14	m <sup>2</sup>
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1. kat kuća "B"		60.27	m <sup>2</sup>