

# Villa

## Banjole, Medulin, Istria



<b>Ref</b>	RE-U-10506
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	500 sqm
<b>Plot size</b>	3000 sqm
<b>No. of bedrooms</b>	11
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 1 700 000

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Astonishing villa in Banjole with 3000 m2 garden, sea view and swimming pool!  
Just 350 meters from the beaches!  
Unique product at realty market!

The house spreads over 4 floors, has 500 m2 of living space, 4 residential units, 14 rooms of which 11 bedrooms, 7 bathrooms, roof terrace overlooking the sea, tavern, garage, playroom and pool (5x10) and a garden of 3000 m2.

In the basement there is a 2 bedroom + living room apartment with an entrance terrace of 120 m2

On the ground floor there is a 3 bedroom + living room apartment with a semi-covered terrace and a terrace in the garden of 120 m2.

On the 1st floor there is a 3 bedroom + living room apartment of 120 m2 of living space with a covered terrace and a roof terrace with sea view !!

The house also has a smaller sunny apartment of 55 m2 that can be used as a laundry kitchen, which consists of 2 bedrooms, kitchen and bathroom.

Tavern of 70 m2 with fireplace and kitchen.

Garage of 30 m2 with one parking space, as well as several marked parking spaces in front of the house.

In the woods in the shade behind the house parking owned by about 10 cars.

The house was completely renovated in 2021. Surveillance cameras now ensure the safety of the house. The

house has got a boiler room with a tank of 2000 l for heating oil, solar panels and a hot water boiler of 500 l.

The garden spreads over 3000 m2 where there is a heated swimming pool of 50 m2 with sun deck area.

Garden house, tool house, orchard with olive trees, figs, cherries, etc.

The garden has its own irrigation, safe drainage and storage of rainwater and new sewage. Lawn mower robot.

In a great location only 350 m from the first beaches, 10 min from the center of Pula - perfect for tourist rental or the beginning of family life in nature by the sea.

It can be advantageous family villa or a guest house, upon your choice.

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>:  
3400 €

Average price/m<sup>2</sup> of this type  
in this region:  
3599 €

Median price/m<sup>2</sup> of this type  
in this region:  
3555 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

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

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