

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-11532
<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>	200 m
<b>Floorspace</b>	226 sqm
<b>Plot size</b>	776 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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Villa in popular Medulin just 200 meters from the sea!

You have in Medulin everything - tennis terrains and football fields, several kilometers long promenade along the sea, sand beach and pebble beach, wonderful pine woods approaching the sea, more than 30 great restaurants, huge supermarkets LIDL, PLODINE, several KONZUMs, multiple boutiques, shops, two yachting marinas, luna-park for kids, disco, archaeological zone of Visula with roman villa remnants... You have got everything for any taste.

This villa benefits unique location with an unobstructed view of the Medulin bay and small islands.

Villa is located on a plot of 1050m<sup>2</sup> while the living area of the villa is a total of 226m<sup>2</sup>, building extends to the ground floor and first floor.

The ground floor has an entrance hall, living room with kitchen and dining room and exit to the terrace and sun deck, which is located next to the pool size 9x4 meters, which also includes a hydromassage. The spacious ground floor also housed one bedroom, a bathroom, a separate toilet and a laundry room.

An internal staircase leads to the first floor where there are three bedrooms, two bathrooms and two balconies with an unforgettable view.

Property worth your attention!

Please, do not hesitate to place your inquiries on property price.

For you info it is between 1 and 2 mln 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/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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