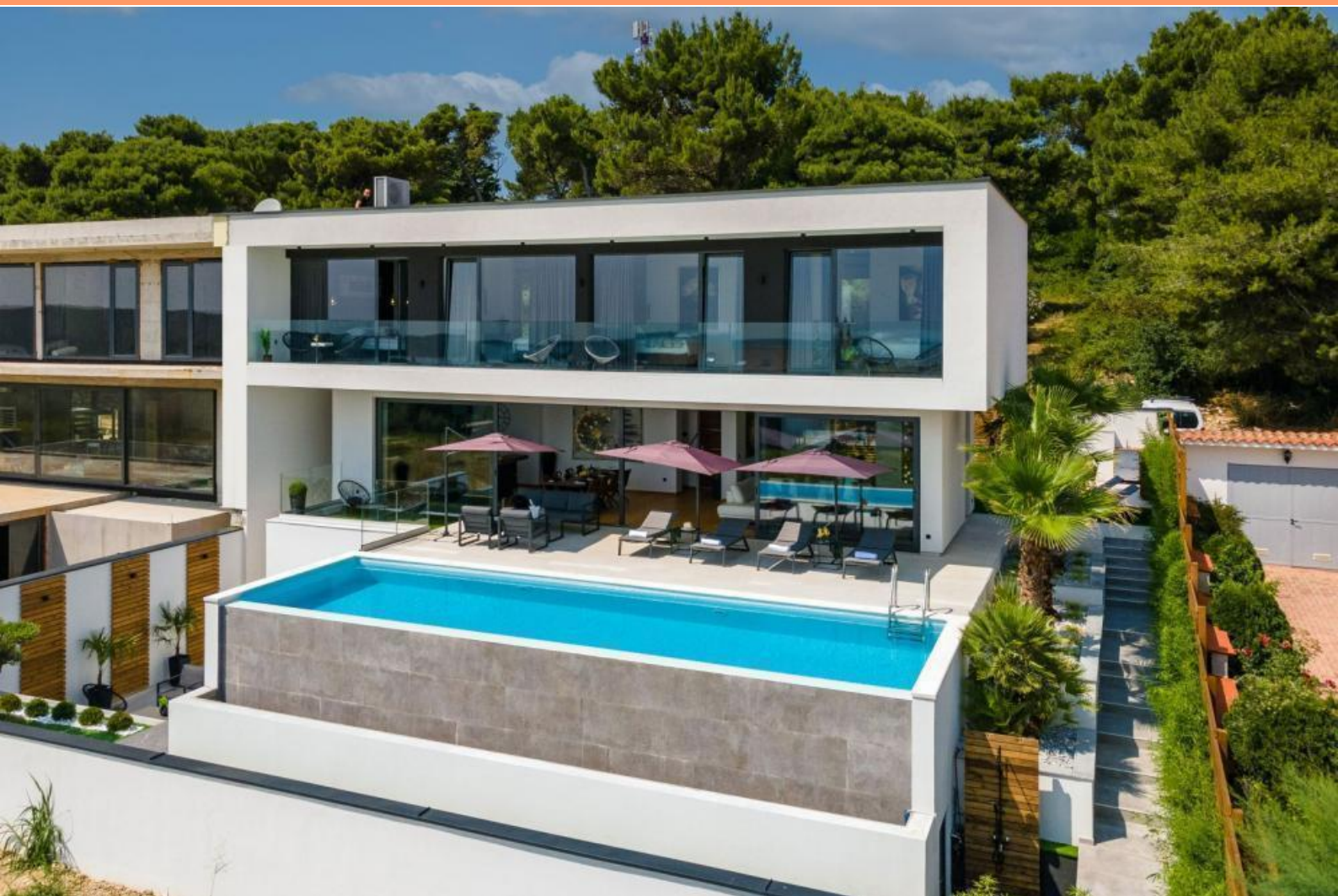


Villa

Medulin, Istria



Ref	RE-U-35136
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	400 sqm
Plot size	496 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 2 100 000

Ultra-modern luxurious villa for sale in Medulin, in a peaceful area cca. 1 km from the sea!

Total area is 400 sq.m., Land plot is 496 sq.m.

The villa is decorated according to latest standards and is distinguished by spacious glass walls that provide sea views from almost all rooms in the villa.

Entering the villa, you find yourself in a spacious living room and modern kitchen that have direct access to the infinity pool and unobstructed sea views, which will make drinking coffee in this exotic beauty even more special.

On the upper floor there is a stairs hall, four spacious bedrooms, each with its own bathroom and TV and sea view.

The most special part of the house belonged to the wellness corner, which we reach by descending the stairs from the ground floor where a real piece of paradise awaits us. The wellness area consists of an industrial jacuzzi (ozone filtration), a Finnish sauna, a bathroom, and a lounge zone with a large TV with all amenities including Netflix. The decoration and lighting of the entire wellness area has been carefully chosen and the sauna is set up in such a way that you have a view of the jacuzzi through the glass wall.

In the garden there is a beautiful infinity pool with direct sea views and a lounge zone with palm trees for undisturbed enjoyment during sunny days. In addition to the above villa has a basement provided as storage.

TECHNICAL DETAILS:

- floor heating
- heat pump
- septic tank

The villa is located only 1km from the sea, famous Medulin promenade, multiple, shops, in close vicinity to a wide choice of 30 restaurants, cafes and all important amenities for living (PLODINE, BILLA, KONZUM trading malls are also near, at the exit of Medulin).

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.

Villa

Medulin, Istria



Price per m²:
5250 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

Villa

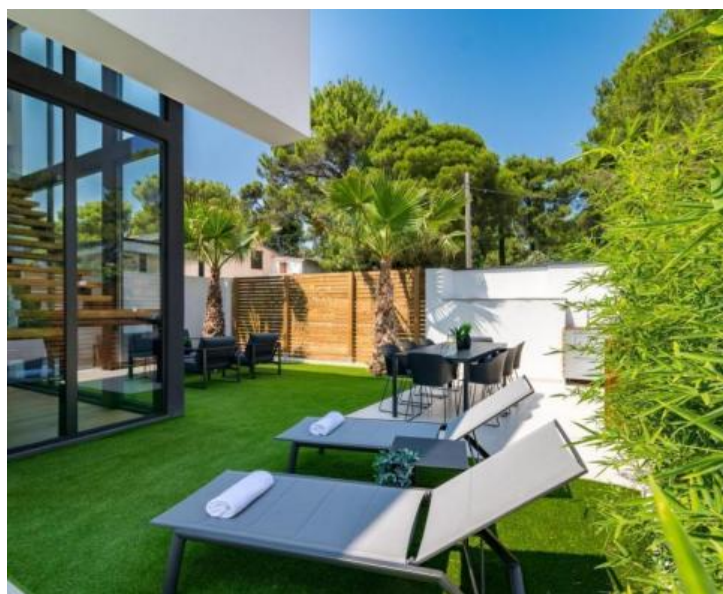
Medulin, Istria



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

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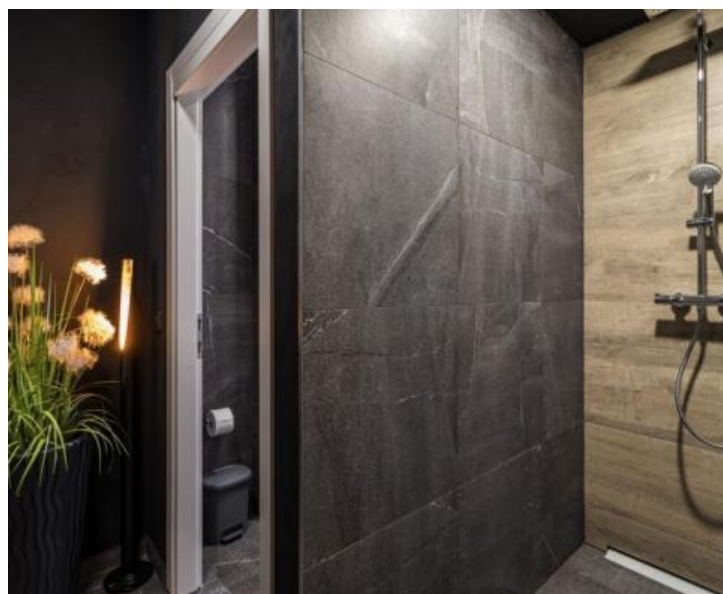
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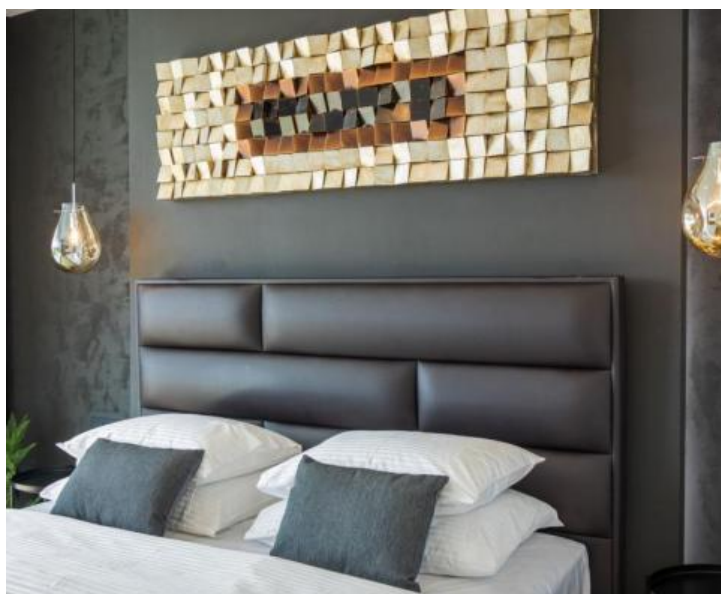
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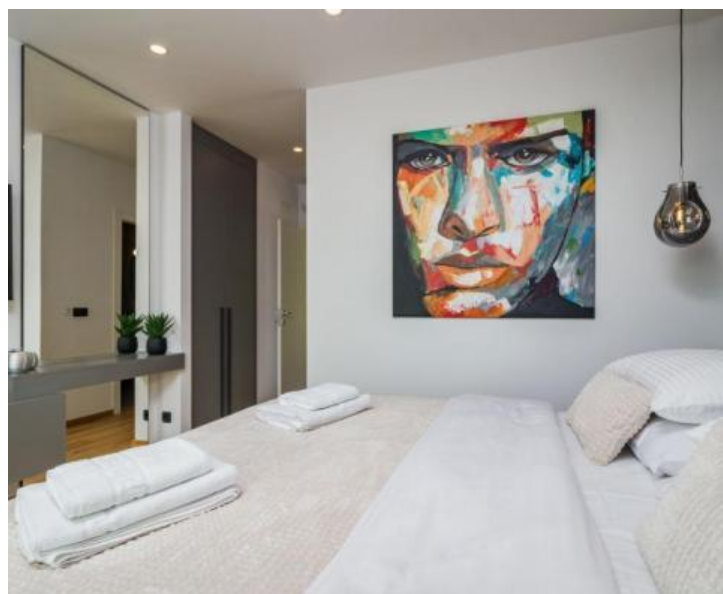
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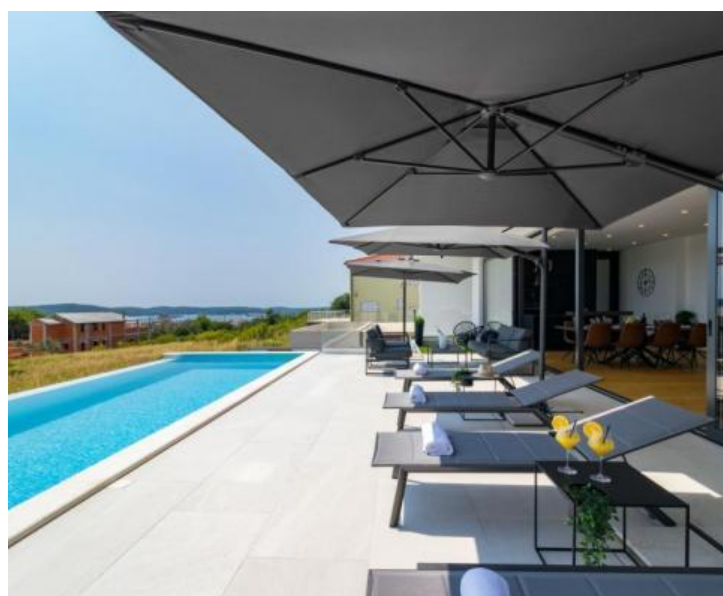
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