

Villa

Vinkuran, Medulin, Istria



Ref	RE-U-13363
Type	Villa
Region	Istria > Pula
Location	Vinkuran, Medulin
Front line	No
Sea view	Yes
Distance to sea	700 m
Floorspace	398 sqm
Plot size	780 sqm
No. of bedrooms	8
No. of bathrooms	5
Price	Price upon request

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Spacious family villa with sea views and greenery views in Pula area!

In an ideal location in the popular village of Vinkuran and close to the sea.

The villa provides 398.69 m² of living space, and the terrain is 780 m².

The property is spread over the ground floor and two floors (GF + 2). It can have 4 residential units in total and can be used for renting, if needed.

Inside this spacious villa is a duplex apartment of 170 m² consisting of open space salon with access to a large terrace overlooking the sea, kitchen, hallway, four bedrooms, two additional terraces and 3 bathrooms.

In addition to the duplex apartment, the property provides an additional 3 residential units as well as a garage (unfinished).

The three mentioned residential units are apartments with beautiful terraces connected to a garden full of diverse plants.

Each residential unit has an external separate entrance but there is also internal communication between the housing units.

All bedrooms are oriented to the south side.

There are 5 air conditioners, central heating with heating oil or pellets, and there is a possibility of installing a fireplace.

The villa was built in 2003, then the property and it's facade of the villa were renovated in 2020.

The villa is surrounded by family houses and holiday villas in a residential area in a very quiet location.

Located only 5 minutes drive from ancient Pula city center with it's famous Colosseum and just a cast away from the hidden pristine beaches in the nearby waves.

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:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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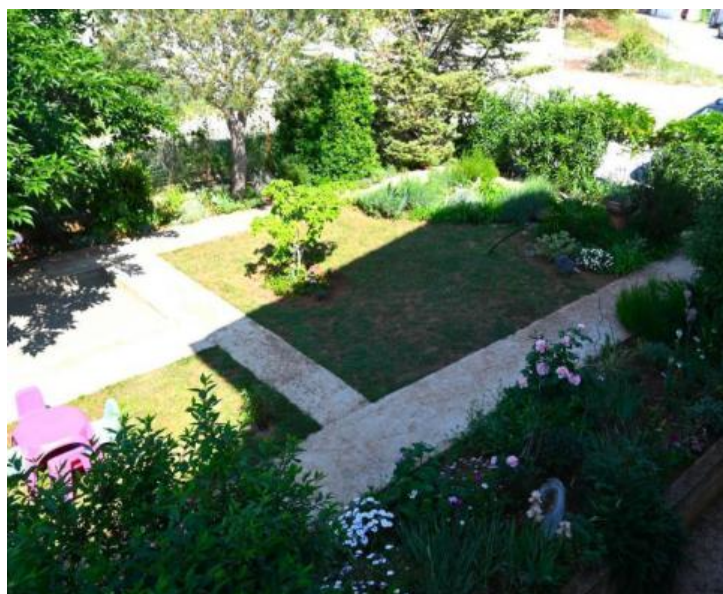
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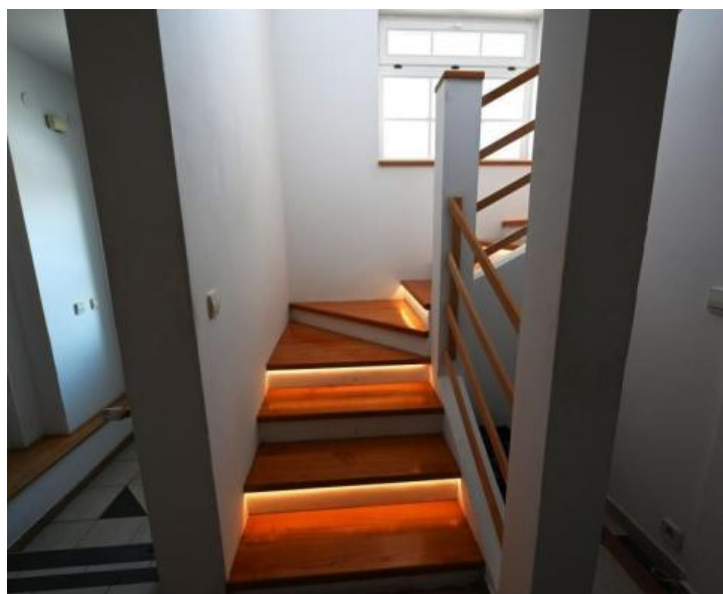
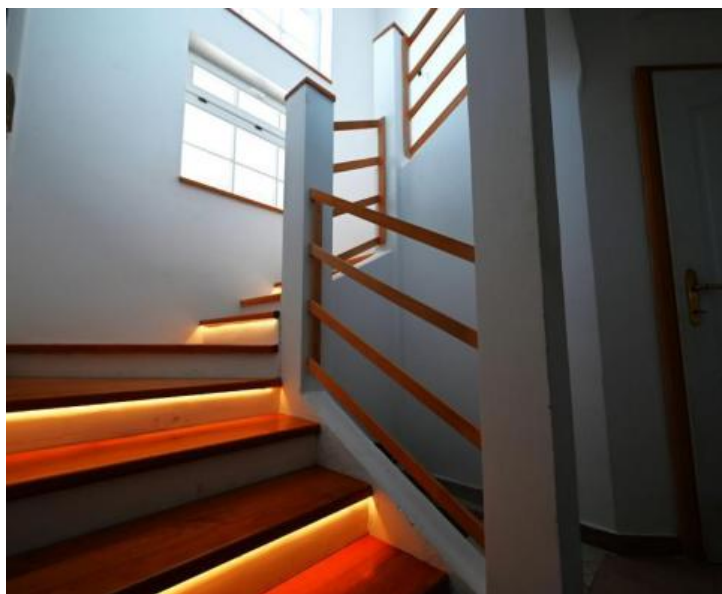
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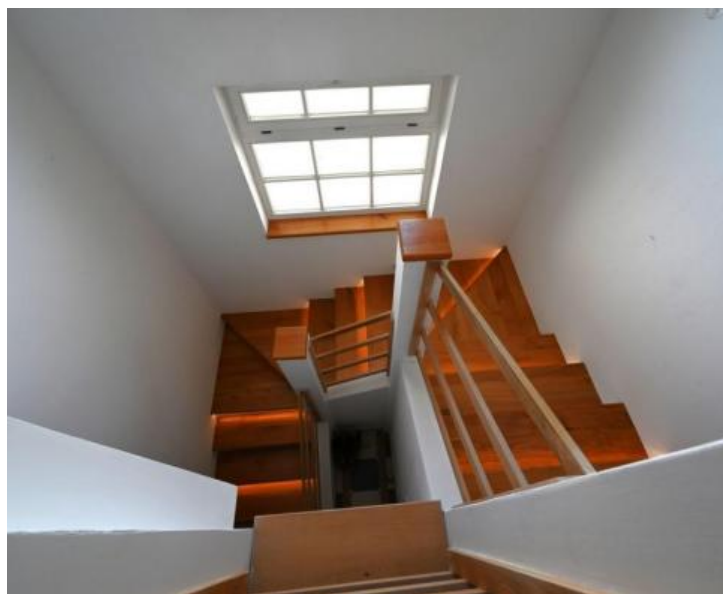
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