

Villa

Medulin, Istria



Ref	RE-U-22038
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	240 sqm
Plot size	7953 sqm

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No. of bedrooms	4
No. of bathrooms	2
Price	€ 2 100 000

Huge estate in Medulin - paradise with sea views within walking distance from the sea and close to all amenities (LIDL, PLODINE, etc).
Peaceful and very private area!

It is a hacienda that covers 7952 m2 with a wide range of plants and beautiful greenery.
Within the land there is a house of 240 sq.m. built in 1995 in very good condition, spread over two floors.

On the ground floor there is a 70 m2 apartment consisting of two bedrooms, two terraces, and a bathroom.
On the first floor there is a mirrored similar apartment with a terrace that offers a view of the sea.
As for heating and cooling, air conditioners and a stove have been installed.
The house also has a basement with storage spaces.

This extremely special property has been used for a long time for the purpose of tourist rental, so that the future owner can rent the property in addition to his own enjoyment of this paradise.

Many years of investment and maintenance of this hacienda resulted in a true paradise on earth, only 900 meters from the beaches.

Why?

Because this hacienda offers 150 olive trees, which every other year yield about 500 liters of olive oil, 250 vines, bananas, palms, Greek fir, blue fir, golden cypress, pomika, fig, cherry, apricot, pomegranate, tomato, orange, peppers, potatoes, walnuts, jasmine and many other plants.

In addition to the fact that the future owner will have his own paradise, all the amenities you need are within 1 km of shops, restaurants, beaches, gas stations and other facilities, and you are completely isolated from the rest of the world, which is a very, very rare phenomenon on the market. .

The entire hacienda is completely fenced, and has its own water well 50 meters deep.
This paradise is waiting for its new owner.

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 m²:
8750 €

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:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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