

Villa

Medulin, Istria



Ref	RE-U-23964
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	420 sqm
Plot size	598 sqm

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 270 000

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Stunning new modern villa in Medulin, 150 meters from the sea, just completed in 2023!
Total area is 420 sq.m. Land plot is 598 sq.m.

Villa extends through four floors connected by internal stairs and a panoramic elevator.
In the basement there is a room for hanging out (playroom) with a kitchen, toilet, wine cellar and billiards. There is also a boiler room and a pool engine room. On the ground floor there are three bedrooms, each with its own bathroom and access to the pool. TVs are installed in all rooms.
The first floor consists of a bathroom without a shower with a washing machine, a storage room with built-in wardrobes, a kitchen with a dining room and a living room (open space concept) and one large terrace facing the east side and one facing the west, from which we go down the external stairs to the sun deck and heated infinity pool of 32m² and a green garden.
On the second floor, there is a 25m² master bedroom with its own bathroom, gym, jacuzzi, shower, sauna for 4 people and a spacious 30m² uncovered terrace.
All floors offer an unobstructed view of the sea and Medulin Bay.
Underfloor central heating, fan coils for heating and cooling, and air conditioners in every room have been implemented throughout the Villa.
It is equipped with high-quality furniture and is sold as such.
There are 4 parking spaces with 2 charging points for electric cars in the garden.

Energy class A+.
It is equipped with cameras, an alarm system and a video intercom on each floor.
It is categorized with 5*****.
Great offer not to be missed.

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:
5405 €

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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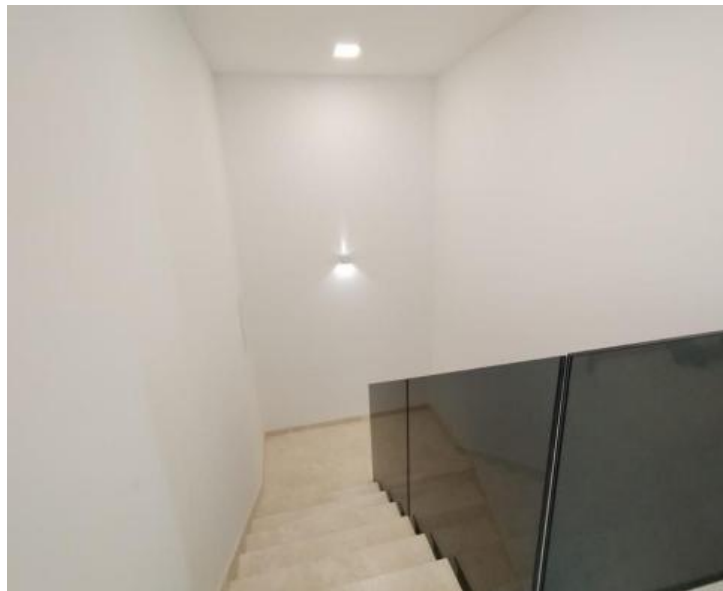
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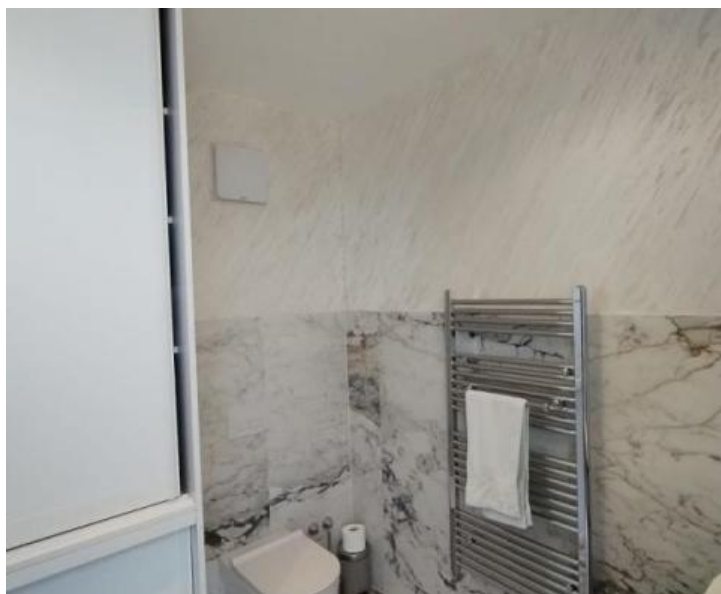
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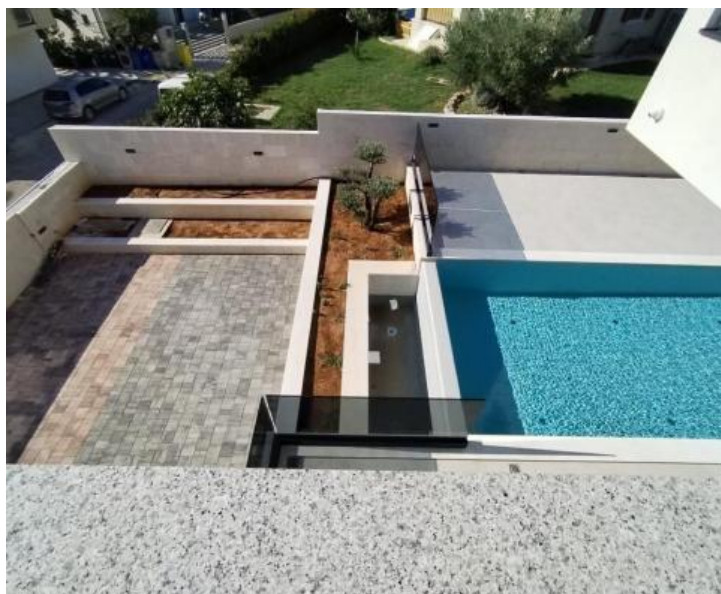
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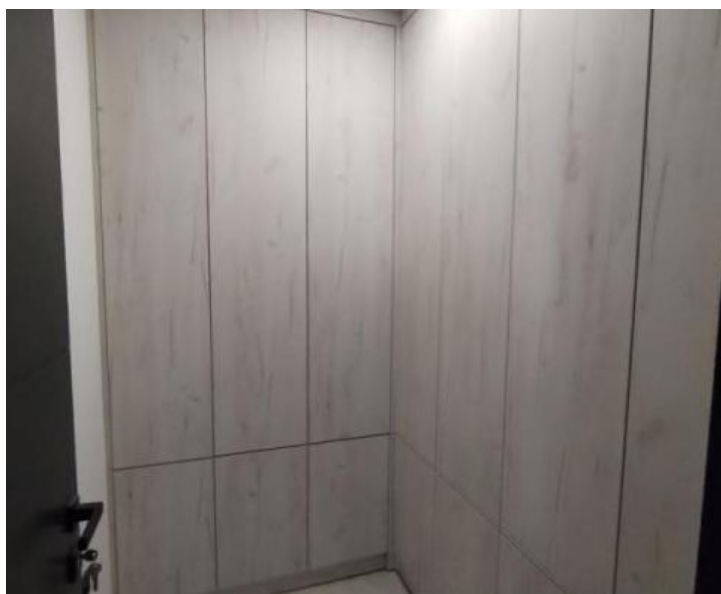
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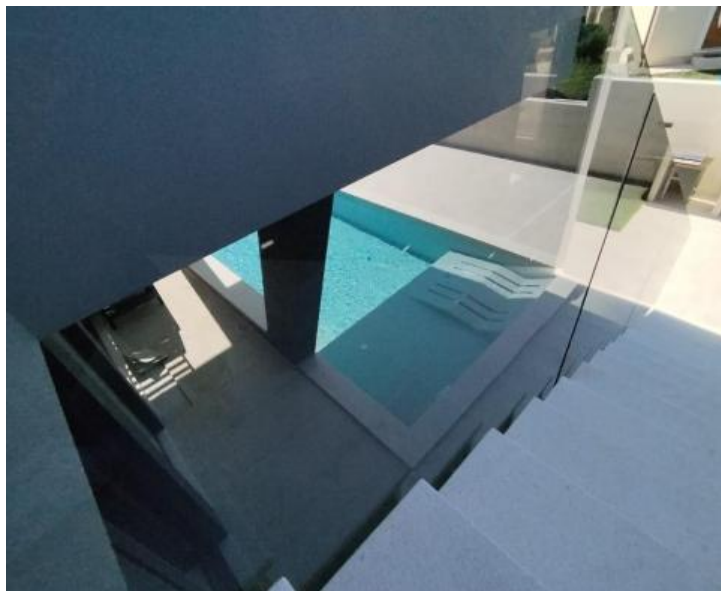
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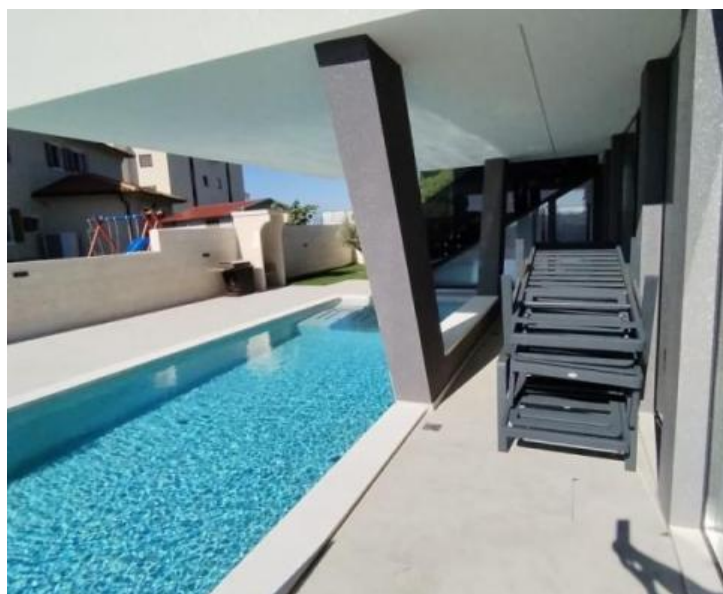
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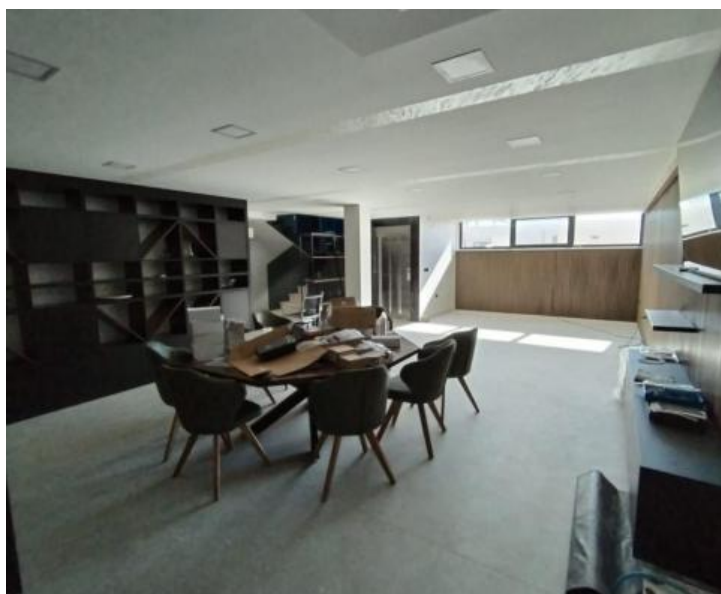
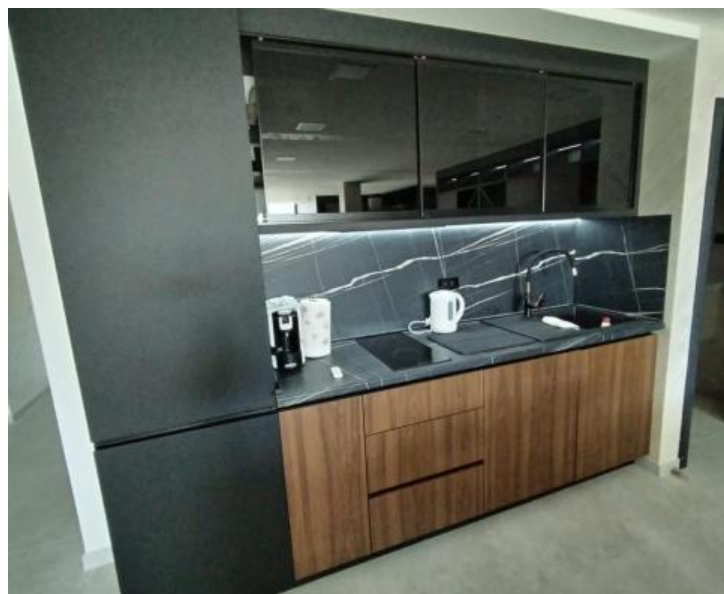
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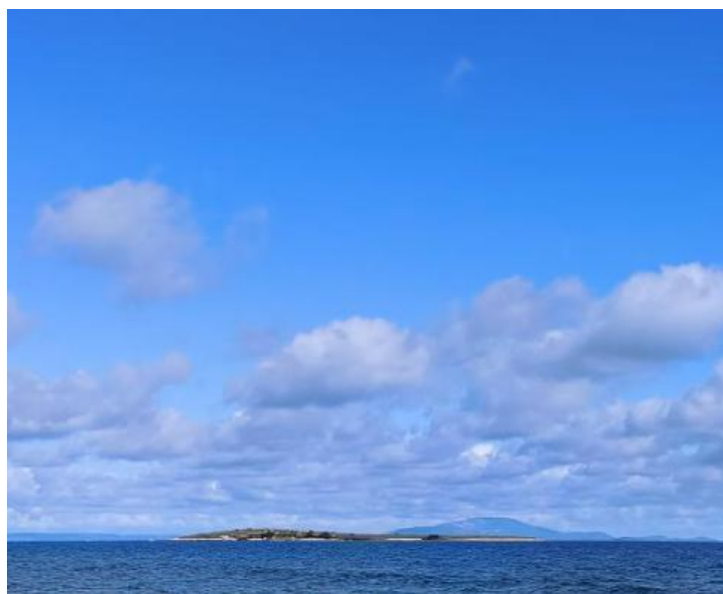
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