

Villa

Medulin, Istria



Ref	RE-U-24977
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	No
Distance to sea	800 m
Floorspace	300 sqm
Plot size	600 sqm
No. of bedrooms	8
No. of bathrooms	8
Price	€ 1 100 000

Superb villa for sale in Medulin, only 800 meters from the sea and sandy beach. Construction was completed in 2021.

The villa consists of a total of 300m² of living space, which extends through two floors and a basement. Land plot around is 600 sq.m.

This impeccable modern designer villa, of quality construction, consists of an entrance hall full of character that conveys the freshness and spaciousness of the space with the help of a massive glass wall. At the same time, it is one of the main design elements of the villa, which added character and uniqueness.

Thus, in the entrance hall with a high ceiling, there is a staircase that connects the entire space of the villa and enables communication between all floors. Thus, on the ground floor of the villa, there is a larger and airy "open space" space in modern Mediterranean style with a spacious dining room, next to which there is a modern and high-quality equipped kitchen with a long bar. At the end of the same space is an idealistic and airy living room. The entire space is bathed in daylight with the help of a glass wall that stretches the entire length of the space and offers a view of the swimming pool and the yard. Through the same glass wall, there is an exit to the outside smaller covered terrace and sunbathing area. Further, in the private part of the ground floor, which is separated by a corridor, there are 3 bedrooms, each of which has its own modern bathroom, while one of the bedrooms offers direct access to the greenery of the garden and the swimming pool.

The upper floor is accessed by a modern staircase decorated with a combination of glass railing, metal structure and wooden tread. Where there are 5 additional bedrooms, each with its own bathroom. Two of which have a common larger covered terrace. One of these 5 bedrooms is the "master room", which is accessed by a longer glass corridor that extends along a larger shared terrace.

As it is a high-standard villa, the "spa zone" with its own private sauna and relaxation area is located in the basement.

The garden is completely fenced, and in front of the villa there is enough parking space for 4 to 5 cars. The central part of the garden at the back of the villa is occupied by a swimming pool with heated water of 30 m² and a sunbathing area. There is also a covered terrace for relaxing with your favorite book and a glass of wine, as well as a summer kitchen with a canopy, and a smaller auxiliary building that serves as a storage room. For the youngest, there is also a smaller children's park next to the greenery.

Additional advantages:

- * The villa has underfloor heating throughout all floors.
- * Each room is air-conditioned.
- * High-quality ceramics are installed on the floors.
- * Anthracite PVC joinery with electric blinds and mosquito nets was also installed.
- * The villa is sold fully furnished, as can be seen in the pictures, video and 3D walkthrough.
- * The villa is currently being rented, and the announcements for the 2024 season are beyond expectations.

Which means that by buying a villa, you are taking on a well-established and safe business with a guaranteed return on investment.

Perfect peaceful location.

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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:
3667 €

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:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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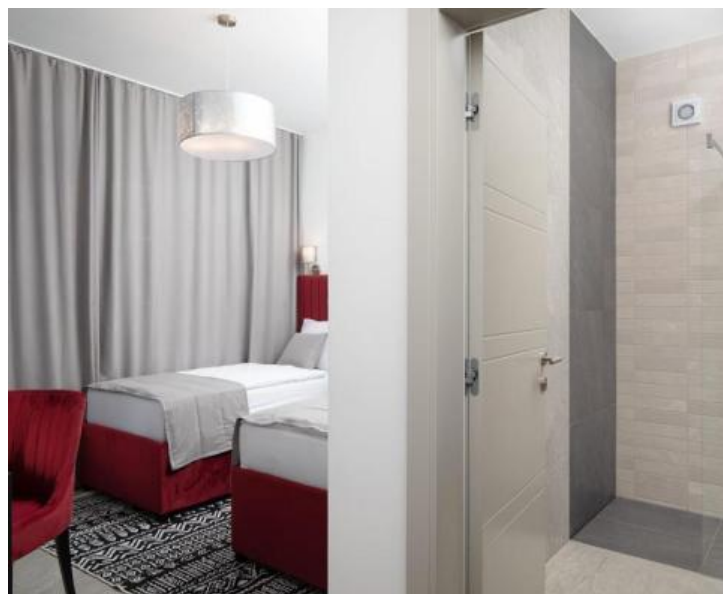
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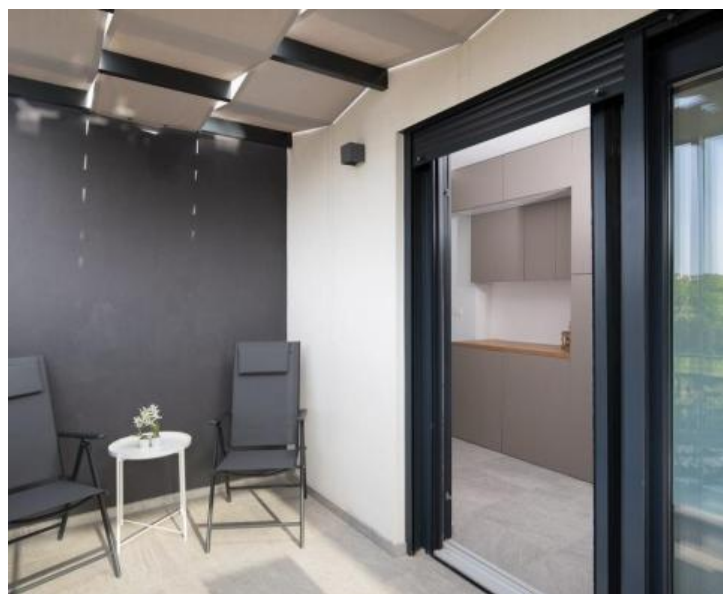
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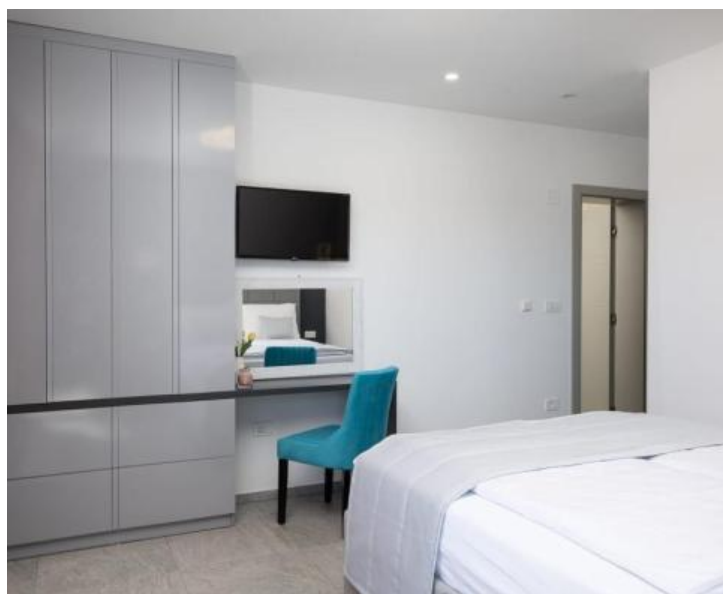
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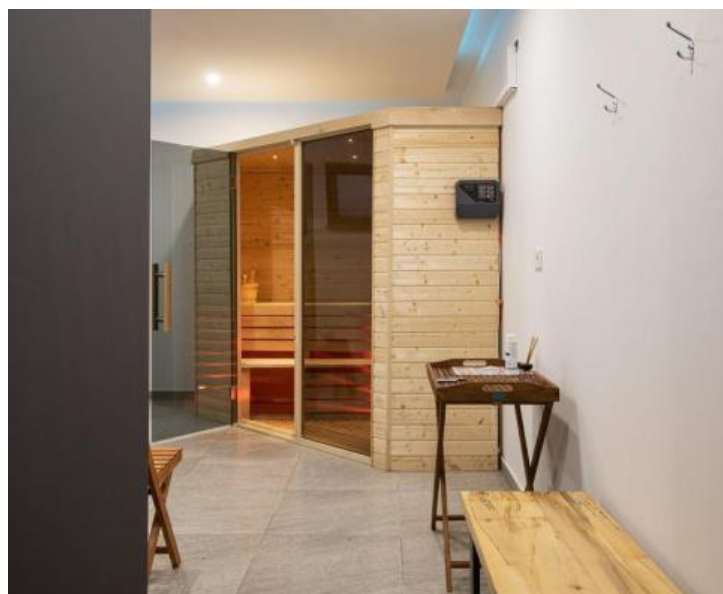
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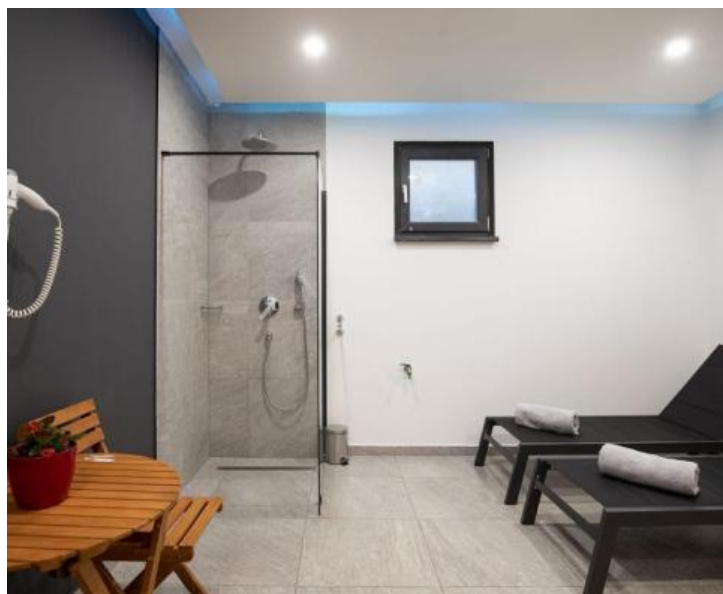
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