

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-25083
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1400 m
<b>Floorspace</b>	220 sqm
<b>Plot size</b>	324 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 300 000

# Villa

## Medulin, Istria



Magnificent new villa with swimming pool in Medulin, 1,4 km from the sea!

Total area is 220 sq.m. Land plot is 324 sq.m.

Construction is completed in 2023.

On the ground floor there is a spacious salon space, a modern and personalized Dieter Knoll kitchen and a dining room. The living room is enriched with an electric fireplace and a large aluminum sliding wall that provides daylight throughout the year.

We climb the internal staircase to the first floor, where there are four bedrooms with their own bathrooms, and the corridor is lit by a glass wall that runs along the entire side of the house.

Quality materials were used during construction, so the house is closed with aluminum carpentry with double-layer glass, the floor coverings are quality oak wood, and the owners took care of the heating with electric floor heating and inverter air conditioners.

The 324m<sup>2</sup> garden has a 40m<sup>2</sup> swimming pool with a built-in heating system, an outdoor terrace, a sauna, a shower and a table tennis table. The green area is enriched with olive trees, palm trees, Mediterranean bushes and landscaped lawns.

Parking for four cars is located at the entrance to the facility.

A beautiful new, fresh, modern villa where the new owners can recognize themselves and start a peaceful family life in a quality villa in a quiet location or through renting for tourist purposes, make a safe return on investment.

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 m<sup>2</sup>:  
5909 €

Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

Medulin, Istria



# Villa

Medulin, Istria



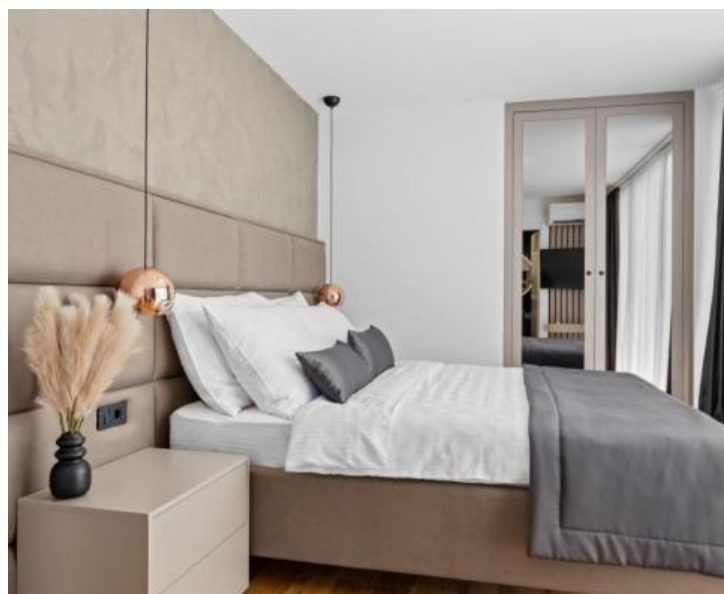
# Villa

Medulin, Istria



# Villa

Medulin, Istria



# Villa

Medulin, Istria





# Villa

Medulin, Istria



# Villa

Medulin, Istria



# Villa

Medulin, Istria



# Villa

Medulin, Istria

