

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-30982
<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>	1500 m
<b>Floorspace</b>	146 sqm
<b>Plot size</b>	150 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 730 000

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Modern duplex villetta with swimming pool in Medulin, 1,5 km from the sea!

Total area is 146 sq.m. Land plot is 150 sq.m.

This new villetta extends over two floors and consists of an entrance hall and staircase, a toilet, a kitchen with a dining room and a living room from which there is access to a covered terrace of 18 m<sup>2</sup>, three bedrooms each with its own bathroom. One bedroom has its own wardrobe, and a loggia of 16 m<sup>2</sup>.

Internal stairs connect the ground floor and the first floor of the house.

There will be a 30 m<sup>2</sup> swimming pool with a sun deck in the garden.

Villa equipment: Air conditioners in every room, anthracite carpentry, electric roller blinds, mosquito nets, hot water collector, underfloor heating, video intercom, video surveillance + alarm system, gate with remote opening, engine room for the pool (6m<sup>2</sup>), heat pump for water heating, water distillation (disinfection).

On the outside there is a garage of 18m<sup>2</sup> and 2 parking spaces.

In the immediate vicinity there are restaurants, shops, a school, a kindergarten and other facilities necessary for the daily functioning of a family. It is also an ideal opportunity for an investment to rent during the tourist season.

Move-in 01.06.2025.

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.

### **Property advantages:**

- Garage
- Swimming pool
- Floor heating
- Garden
- Modern

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Price per m<sup>2</sup>:  
5.000 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.486 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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1	Ulazni hodnik/garderoba	5,15
2	WC	2,00
3	Dn. boravak, blagovaonica i kuhinja	45,36
4	Natkrivena terasa 18,69m2 x 0,50	9,35
5	Tuš	1,25
6	Predprostor i stubište	9,80
7	Spavaća soba	13,72
8	Kupaonica	3,21
9	Spavaća soba	15,69
10	Kupaonica	4,77
11	Loggia 16,18 m2 x 0,75	12,13
12	Garderoba	2,12
13	Spavaća soba	15,61
14	Kupaonica	6,27
	<b>SVE UKUPNO:</b>	<b>146,43</b>