

Villa

Banjole, Medulin, Istria



Ref	RE-U-33151
Type	Villa
Region	Istria › Pula
Location	Banjole, Medulin
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	244 sqm
Plot size	232 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	Price upon request

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This is something special to present here—a modern semi-detached villas in one of the finest locations you could imagine , mere 100 meters from the sea in Banjole!

This is the kind of place that stands out because it's rare, it's unique—just a few steps from the beach, yet offering all the privacy and tranquility you could want.

Total area of each villa is 244 sq.m. Land plot for each villa is 232 sq.m.

Each villa spans across three floors, and each one is designed with intention.

On the ground floor, you've got two bedrooms, one opening to a covered terrace by the pool. There are two bathrooms here as well. But that's not all—the ground floor also offers a summer kitchen, perfect for those gatherings with family and friends. There's a guest toilet, a technical room, and a laundry room—all the essentials for comfortable living.

Head up to the first floor, and this is where things get interesting. You'll find an open-space living room, kitchen, and dining area, all flowing out onto a spacious terrace. And let me tell you, the view from up there? It's something else. There's even a jacuzzi waiting for you on that terrace, along with a stunning view of the sea. Plus, there's a bathroom on this floor as well. What makes this villa truly unique is how the living area is all focused on this first floor—an intentional design to maximize comfort and those gorgeous views.

And on the top floor? You've got two more bedrooms, each with their own bathroom, and another terrace to take in the sea air.

Location is key here, folks. You're just 100 meters from the beach, with a marina for your boat close by. Shops, restaurants, beach bars—everything is within a 3-minute drive.

Plus, you're right near the beautiful Kamenjak nature park, surrounded by greenery, peace, and privacy.

This villa is set up with solar panels for water heating, underfloor heating throughout, and 4 air conditioners in the bedrooms, plus another for the living room.

There's a heated swimming pool with a thermal blanket, and the property is fully furnished, ready for you to move in. It even has an electric fence with remote control, and yes, the villa is connected to the sewer system.

This is the kind of property that doesn't come around often. It's got everything you need—luxury, privacy, and that unbeatable location.

Don't miss out.

You can purchase both villas, if needed.

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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Property advantages:

Swimming pool

Spa

Floor heating

Attached

Modern

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Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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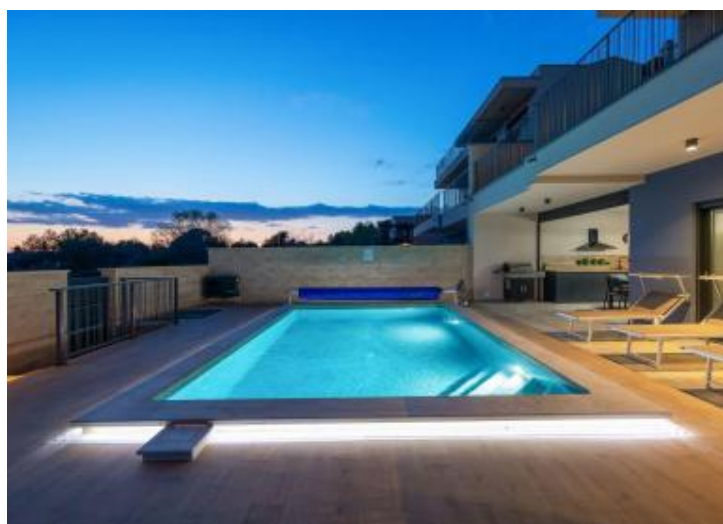
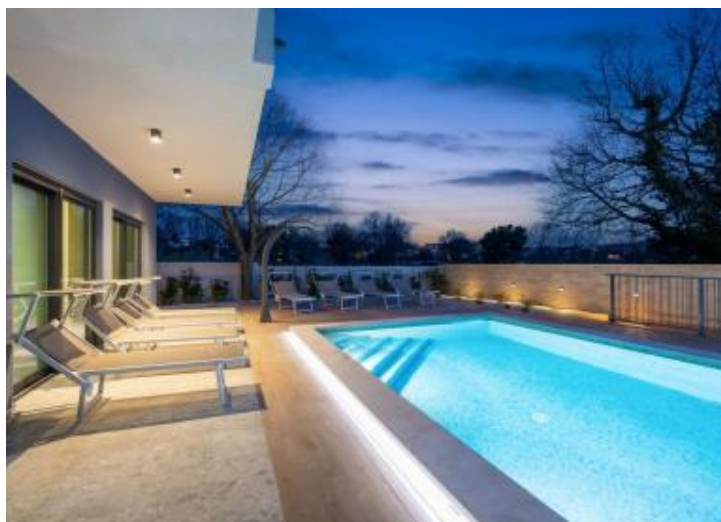
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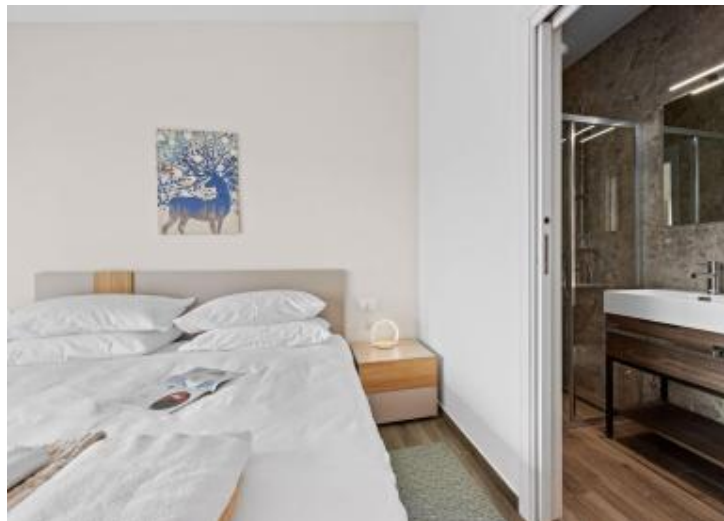
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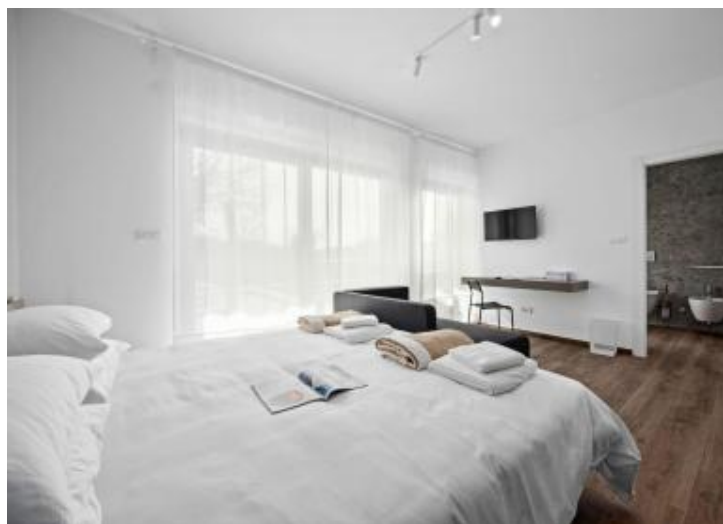
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