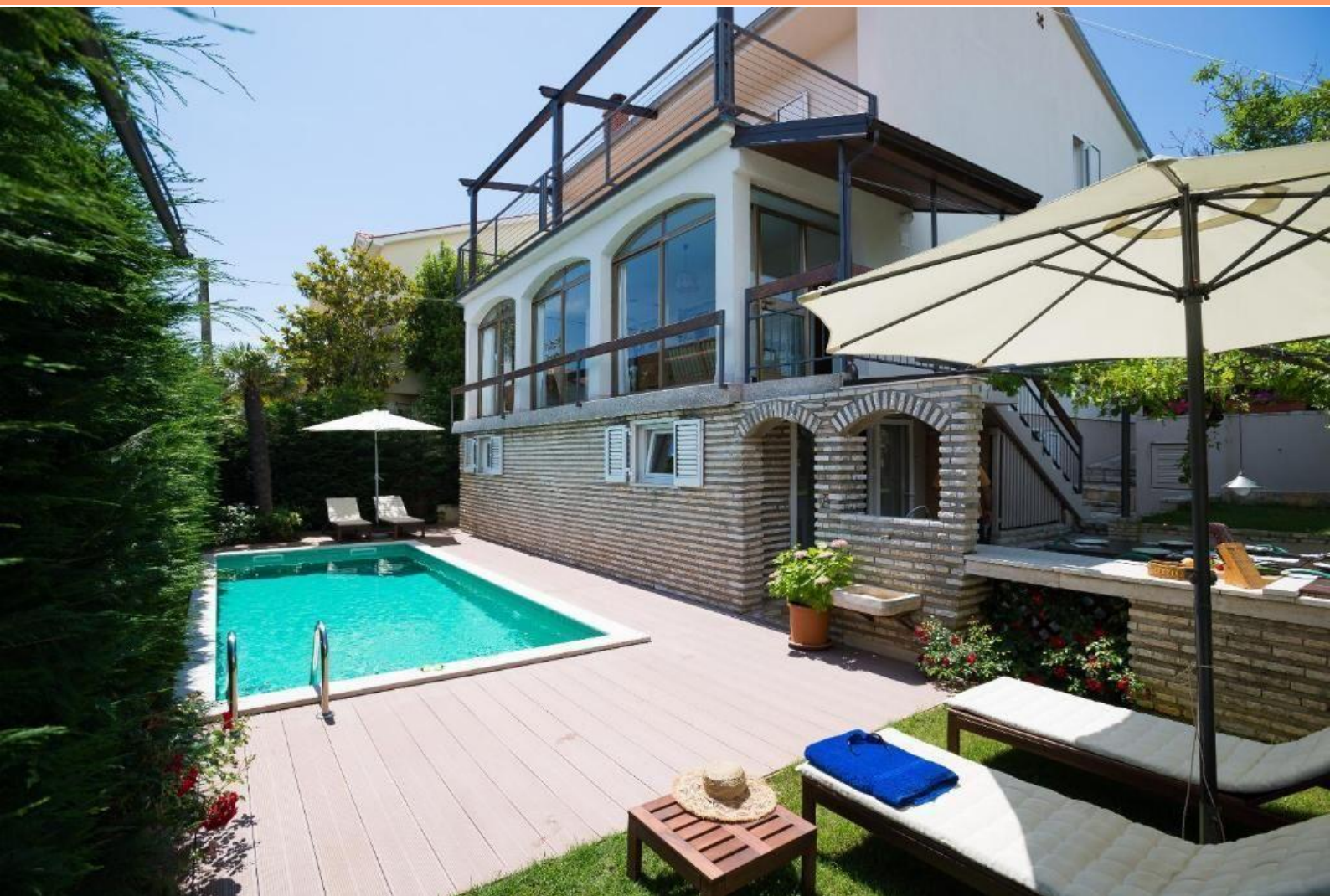


Villa

Premantura, Medulin, Istria



Ref	RE-U-31172
Type	Villa
Region	Istria > Pula
Location	Premantura, Medulin
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	335 sqm
Plot size	402 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 675 000

Villa

Premantura, Medulin, Istria



A Charming Family Villa with a Swimming Pool in Premantura, Near the Sea and Scenic Beaches, Offering a Captivating Panoramic Sea View!

We present to you this exquisite and romantic house, nestled in the renowned town of Premantura. This detached residence is located on a quiet, peaceful street, surrounded by family homes and vacation retreats, offering a hidden sanctuary enveloped in lush greenery.

Join us for a viewing of this exceptional opportunity, which we are certain will enchant you.

Villa Description:

This charming home of 335 sqm., well-maintained and partially renovated, unfolds across three levels: the ground floor, the first floor, and the second floor.

Upon entering, one arrives at the first floor, where a small foyer with a guest toilet and storage area greets visitors. The foyer leads to the living room, which seamlessly connects with the kitchen and dining area. From here, you can step out onto a beautiful, spacious, enclosed terrace, offering delightful views of the sea. This floor also features a comfortable bedroom.

A staircase in the living room ascends to the second floor, which houses three generously sized bedrooms and a larger terrace that provides a stunning, panoramic view of the sea and the Kvarner islands. Additionally, this floor includes two bathrooms. For added privacy, the bedrooms can be accessed not only from the living room but also through an external staircase.

The ground floor of the house boasts a tavern—perfect for gatherings with family and friends. Here, you'll also find a utility room, as well as access to the well-kept yard, which features a new, inviting pool. The property also includes a garage with space for one car.

In the yard of 402 sq.m., there is an auxiliary building, a small apartment complete with its own kitchen and dining area on the ground floor, and a bedroom with a bathroom on the upper level.

The house is equipped with air conditioning, central heating, and solar panels that generate electricity. Any surplus energy is directed back to the grid, making the house fully energy-independent.

Additional Information:

- The house comes with clear ownership and all necessary documentation.
- It is sold fully furnished.
- Equipped with solar panels for self-sufficiency.
- Central heating and air conditioning installed throughout.

Villa

Premantura, Medulin, Istria



- All bathrooms have been renovated.
- Offers three parking spaces: two outdoor and one in the garage.

Location Description:

The house is situated in Premantura, one of the most desirable locations in southern Istria. It is ideally positioned for those seeking tranquility and privacy, with open views of nature and the sea. The property is just a short distance from beautiful, natural beaches and near one of Croatia's most stunning natural landmarks, Cape Kamenjak. This area offers visitors the chance to enjoy well-maintained walking and cycling paths, numerous rocky beaches, popular beach bars, and a rich history dating back to the time of the dinosaurs. Here, you have the opportunity to embark on daily excursions and spend time outdoors with family and friends.

In addition to its natural charms, the house is also conveniently close to all amenities needed for daily life. Just steps away, you'll find shops, supermarkets, markets, stands, a variety of restaurants, pizzerias, cafes, beach bars, schools, medical facilities, and more.

Other notable locations and amenities near Premantura include:

- Pula: 15 minutes by car
- Pula Airport: 17 minutes by car (via expressway)
- Banjole: 8 minutes by car
- Pomer: 9 minutes by car
- Medulin: 15 minutes by car

For any further questions, additional information, or to schedule a viewing of the property and its location, please feel free to contact us.

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

Premantura, Medulin, Istria



Price per m²:
2015 €

Average price/m² of this type
in this region:
3608 €

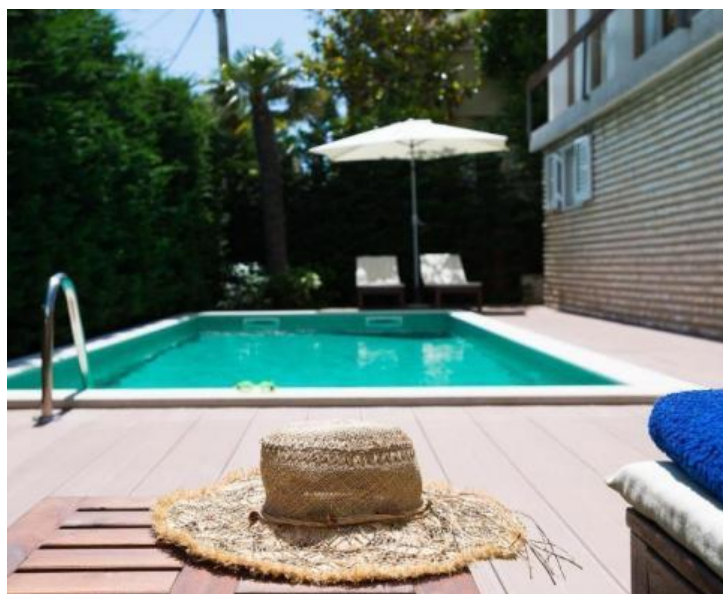
Median price/m² of this type
in this region:
3567 €

Average price/m² of this type
in Croatia:
4377 €

Median price/m² of this type
in Croatia:
3866 €

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Villa

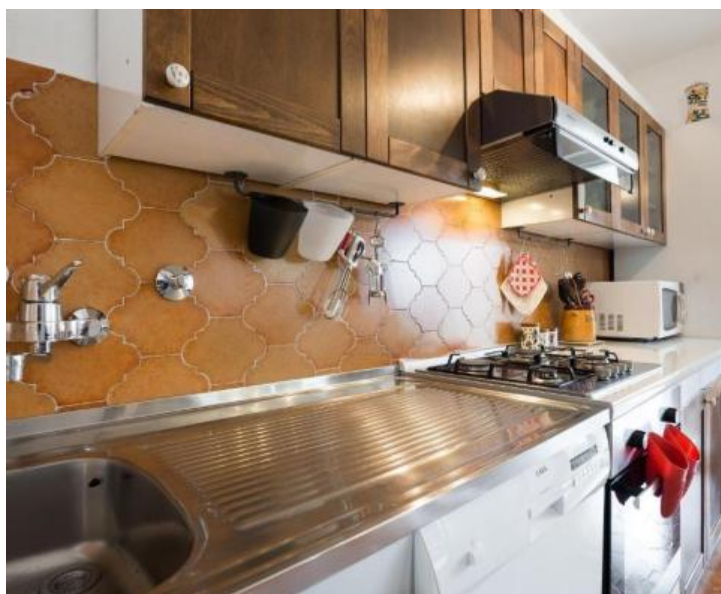
Premantura, Medulin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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