

# Villa

Premantura, Istria



<b>Ref</b>	RE-U-36565
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Premantura
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	1054 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 705 000

New villa in Premantura, Medulin, 200m from the sea!  
It belongs to a newly built complex of 4 villas.

The property offers now two detached villas, each with its own pool, garage, and landscaped yard, as well as two duplex buildings. Each duplex comprises two connected houses, each with a private pool, garage, and yard.

### Details of the Detached Villa

This standalone villa is located on a building plot of 1,054 m<sup>2</sup>.  
It offers:

- **Living Area:** 200.19 m<sup>2</sup>
  - **Ground Floor (112 m<sup>2</sup>):**
    - Entrance hallway
    - Guest toilet
    - Bathroom
    - Bedroom
    - Open-plan living area: living room, dining room, and kitchen
    - Two covered terraces
    - Storage room and technical room
  - **First Floor (69.69 m<sup>2</sup>):**
    - Two additional bedrooms
    - Two bathrooms
    - Hallway
    - Two terraces
- **Additional Spaces:**
  - Garage: 35.48 m<sup>2</sup>
  - Technical room: 6.37 m<sup>2</sup>
  - Pool: 38 m<sup>2</sup>

The spacious yard includes:

- Three parking spaces (two outdoor and one in the garage).
- A landscaped green area of 531 m<sup>2</sup>, providing privacy and a peaceful outdoor environment.

# Villa

## Premantura, Istria



### Construction Phase

The villa is being sold in a semi-finished "low roh-bau" phase, which includes:

- Constructed house with a completed roof and guttering.
- Pool structure with the first phase of installations completed.
- All perimeter walls built.

### Prime Location

This is an exceptional opportunity to own a property in an unparalleled location, surrounded by unspoiled nature near Cape Kamenjak, a protected natural park with a stunning coastline. The area offers a mild Mediterranean climate, tranquil turquoise waters, and is considered one of the best locations in Europe.

Ideal for year-round living or as a vacation retreat, the villa is close to all necessary amenities.

### Don't miss out on this unique investment in a remarkable setting!

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, Istria



Price per m<sup>2</sup>:  
3525 €

Average price/m<sup>2</sup> of this type  
in this region:  
3620 €

Median price/m<sup>2</sup> of this type  
in this region:  
3601 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

# Villa

## Premantura, Istria

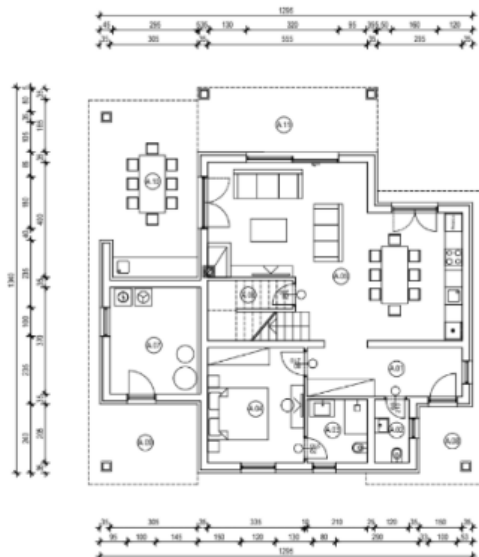


# Villa

## Premantura, Istria

GRADJEVINA TIP A	m2
GRADJEVINA TIP A	112,00
GRADJEVINA TIP A	89,89
KOTIRNA GRADJEVINA	191,89
GRADJEVINA SARAJA	35,48
GRADJEVINA STROJANICA	6,37
P	223,94

GRADJEVINA TIP A	m2	koef	m2
KLJE			
KLJE	5,78	1,00	5,78
KLJE	2,64	1,00	2,64
KLJE	4,62	1,00	4,62
KLJE	13,40	1,00	13,40
KLJE	41,80	1,00	41,80
KLJE	1,88	1,00	1,88
KLJE	11,28	1,00	11,28
KLJE	84,89		
KLJE			
KLJE	5,08	0,50	2,54
KLJE	10,54	0,50	5,27
KLJE	20,20	0,50	10,10
KLJE	13,74	0,50	6,87
KLJE	25,33		
KLJE	112,00		



GRADJEVINA TIP A	m2	koef	m2
KLJE			
KLJE	4,47	1,00	4,47
KLJE	5,08	1,00	5,08
KLJE	5,12	1,00	5,12
KLJE	16,30	1,00	16,30
KLJE	17,28	1,00	17,28
KLJE	4,62	1,00	4,62
KLJE	55,37		
KLJE			
KLJE	15,25	0,50	7,63
KLJE	16,54	0,50	8,27
KLJE	12,88		
KLJE	68,27		
KLJE	179,89		

