

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-31196
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

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New built 100% ready villa in Medulin, 100m from the sea!

A luxurious, modern villa is for sale in the famous tourist resort of Medulin. It is located in a quiet street, and is only 100 meters from the sea and the beach.

The villa is located on a 500 m<sup>2</sup> plot of land, extends over the ground floor and two floors, and has a total living area of 300 m<sup>2</sup>.

It can be used as a whole or as three separate units.

Each unit is fully equipped and consists of a kitchen, dining room, two bedrooms, two bathrooms and a terrace with a sea view.

The garden has a heated swimming pool with a sunbathing area, and there is also a barbecue area. In addition to 5 parking spaces, the garden also includes a storage room and a laundry room.

This property is a real opportunity for anyone looking for quality, privacy, luxury and peace, and as it is located in one of the best tourist destinations near the beach, it is also a real opportunity for investment for tourist purposes.

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:**

Swimming pool

Storage

Garden

Modern

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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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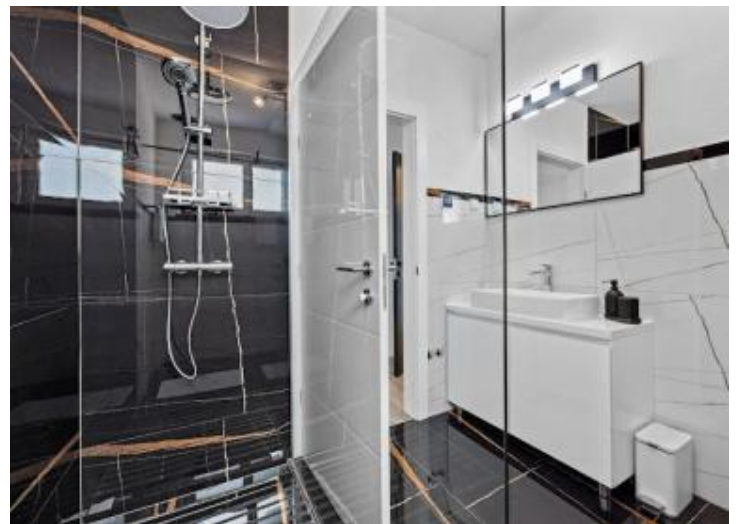
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