

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-44242
<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>	700 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	599 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 550 000

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Detached villa with sea view and swimming pool in Medulin, just a short walk from the beach, surrounded by a peaceful green environment.

This fully renovated villa cca. 700 meters from the sea, originally built in the 1980s and completely modernized in 2023 with new electrical and plumbing installations, offers three residential units: a main two-bedroom apartment, an additional three-bedroom unit, and a konoba on the ground floor. Located in a quiet area of Medulin, only 1 km from the pristine beaches, the property provides a total living space of 180 m<sup>2</sup> on a 599 m<sup>2</sup> plot.

The outdoor area features a 6x3 meter swimming pool with a sunbathing deck, a pergola, and a dedicated relaxation zone. Multiple parking spaces are available, including a charging station for electric vehicles. The property is equipped with solar panels for water heating, city sewage connections, and requires no additional investments, making it a turnkey opportunity. With accommodation for up to 11 people and a 3-star rating, this villa offers both comfort and versatility.

The villa is spread over three floors connected by external stairs. The basement includes a living room, fully equipped kitchen with dining area, and a bathroom. The elevated ground floor features a spacious living room with terrace access, three bedrooms, and two bathrooms. The first floor offers a living room with terrace access, kitchen, and two bedrooms. Air conditioning units are installed throughout for both heating and cooling.

This villa in Medulin represents an exceptional opportunity for those seeking a luxurious home or investment in Istria. Its combination of sea views, modern amenities, swimming pool, and proximity to the beach makes it one of the most attractive villas for sale in Croatia today.

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
- Detached
- Urbanized
- Modern

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Price per m<sup>2</sup>:  
3.056 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.526 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

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

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