

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-44845
<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>	300 m
<b>Floorspace</b>	246 sqm
<b>Plot size</b>	487 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 069 000

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Exclusive semi-detached house for sale in Medulin, offering breathtaking sea views from all floors and located just 300 meters from the sea in one of the most desirable and sought-after coastal areas.

This exceptional property represents a true seaside dream, combining a fantastic modern design with an unbeatable position and panoramic views that are guaranteed to remain unobstructed.

The villa has a total living area of 245.74 m<sup>2</sup> and is situated on a 487 m<sup>2</sup> plot. The advertised price refers to the current ROH BAU stage, including a valid building permit and all utilities fully paid. There is also the option to purchase the property on a turnkey basis for a price of 1,590,000 EUR, allowing future owners to enjoy a fully finished luxury home without additional effort.

The villa is designed over three levels: ground floor, first floor, and second floor, all thoughtfully planned to maximize comfort, natural light, and uninterrupted sea views. The ground floor features an entrance hall, a storage room, a technical room, and a separate SPA zone with a sauna and shower. The spacious open-plan living room, kitchen, and dining area are surrounded by large glass walls that create a bright, elegant ambiance and a strong connection with the outdoor space. From the living area there is direct access to a large covered terrace that seamlessly connects to the infinity swimming pool and jacuzzi, offering stunning sea views even while relaxing indoors or by the pool.

The first floor includes three bedrooms, each with its own private bathroom, as well as covered and uncovered terraces. Two of the bedrooms and the hallway on this level also enjoy beautiful views of the sea, further enhancing the luxurious feel of the property.

The second floor is truly the highlight of the house, featuring the final bedroom with a private bathroom and its own terrace. The panoramic sea view from this level is absolutely spectacular and exceeds all expectations, making this space a true private retreat.

Thanks to its exclusive location, modern architecture, and uninterrupted sea views from every floor, this semi-detached house is an outstanding opportunity for luxury living or a high-end investment in Medulin's premium real estate market.

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
- Spa

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Sauna  
Attached  
Building permit  
Modern

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Price per m<sup>2</sup>:  
4.346 €

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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### KUĆA "K1"

10	hodnik + stubište	15.48	m <sup>2</sup>
11	spavaća soba	18.18	m <sup>2</sup>
12	kupaonica	4.21	m <sup>2</sup>
13	spavaća soba	18.24	m <sup>2</sup>
14	kupaonica	5.76	m <sup>2</sup>
15	spavaća soba	16.53	m <sup>2</sup>
16	kupaonica	5.81	m <sup>2</sup>
17	terasa - natkriveni dio (15.12 x 0,5)	7.56	m <sup>2</sup>
	terasa - nenatkriveni dio (1.70 x 0,25)	0.43	m <sup>2</sup>
1. kat kuća "K1":		92.20	m <sup>2</sup>

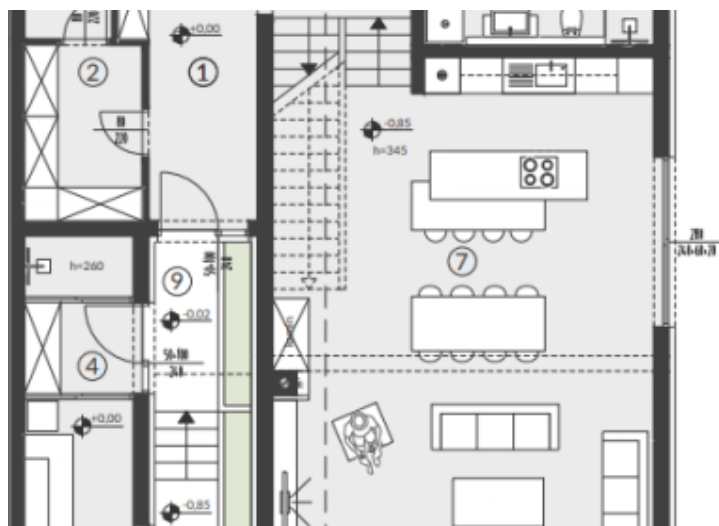
18	spavaća soba	20.34	m <sup>2</sup>
19	garderoba	4.30	m <sup>2</sup>
20	kupaonica	5.76	m <sup>2</sup>
21	terasa - natkriveni dio (12.82 x 0,5)	6.41	m <sup>2</sup>
	terasa - nenatkriveni dio (12.70 x 0,25)	3.18	m <sup>2</sup>
22	terasa - natkriveni dio (9.40 x 0,5)	4.70	m <sup>2</sup>
	terasa - nenatkriveni dio (28.76 x 0,25)	7.19	m <sup>2</sup>
2. kat kuća "K1":		51.88	m <sup>2</sup>

Kuća "K1" ukupno neto:		245.74	m <sup>2</sup>
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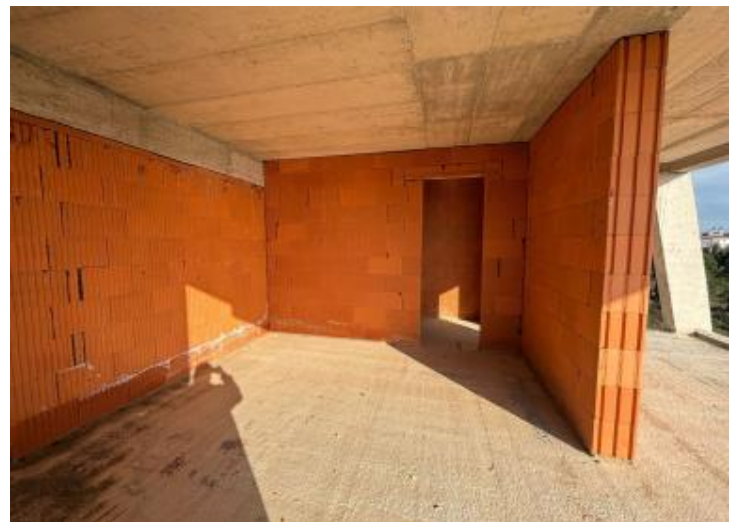
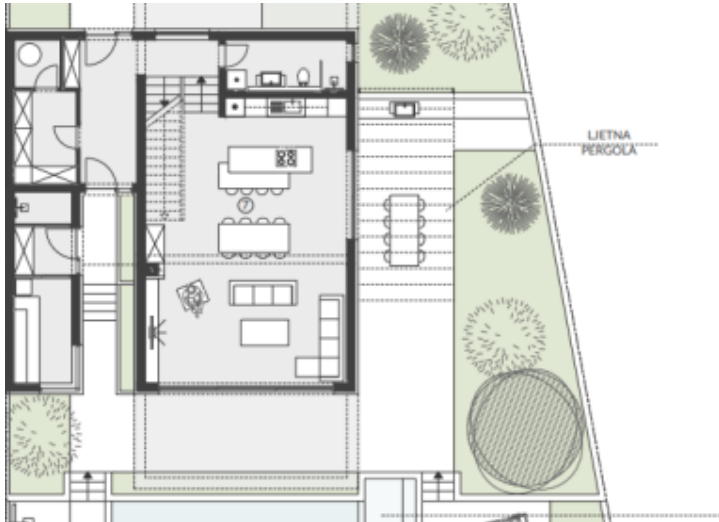
## Medulin, Istria

1	Ulazni prostor	9.58	m <sup>2</sup>
2	Spremište	5.66	m <sup>2</sup>
3	Tehnička soba	2.18	m <sup>2</sup>
4	SPA - Tuš + sauna	10.76	m <sup>2</sup>
5	Stubišni predprostor	2.65	m <sup>2</sup>
6	Kupaonica	5.76	m <sup>2</sup>
7	Dnevni boravak + kuh. + blag.	55.65	m <sup>2</sup>
8	Natkriveni prolaz (2.51 x 0.5)	1.26	m <sup>2</sup>
9	Natkrivena terasa (16.32 x 0.5)	8.16	m <sup>2</sup>
Prizemlje kuća "K1":		101.66	m <sup>2</sup>



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