

Villa

Medulin, Istria



Ref	RE-U-10969
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	337 sqm
Plot size	481 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 480 000

Villa

Medulin, Istria



Dream-property in Medulin with breathtaking sea views!

Ideal location on elevated position cca. 1 km from the sandy beach of Medulin!

Total area is 337 sq.m.

Land plot is cca. 481 sq.m.

Villa consists of a basement, ground floor, and first and second floor where there is a beautiful spacious terrace overlooking the bay of Medulin.

Surfaces:

Basement netto: 105.72 m²

1. garage 61.11 m²

2nd hallway + staircase 12.38 m²

3. storage 4.25 m²

4. toilet 2.72 m²

5. storage + laundry 25.26 m²

Ground floor netto: 99.05 m²

1st hallway + staircase + wardrobe 16.94 m²

2nd bathroom 5.16 m²

3. living room + kitchen + dining room 43.35 m²

4. bathroom 4.64 m²

5th room 17.67 m²

6th loggia 3.62 m²

7. covered terrace 7.67 m²

First floor netto: 96.13 m²

1st hallway + staircase 16.02 m²

2nd room 17.67 m²

3rd bathroom 4.64 m²

4. covered terrace 3.19 m²

5. bathroom 5.71 m²

6th room 17.04 m²

7. bathroom 6.04 m²

8th room 19.64 m²

9. covered terrace 6.18 m²

Second floor netto: 36.48 m²

1st hallway 3.62 m²

2. covered terrace 3.05 m²

3. covered terrace 12.20 m²

4. uncovered terrace 17.61 m²

Villa

Medulin, Istria



The property is for sale in its current condition (roh-bau stage) and all paperwork is clean and free of encumbrances.

It can be completed as the best luxury villa in Medulin.

Highly recommended.

You will need additional 100 000-150 000 eur to complete the villa as per high standard.

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.

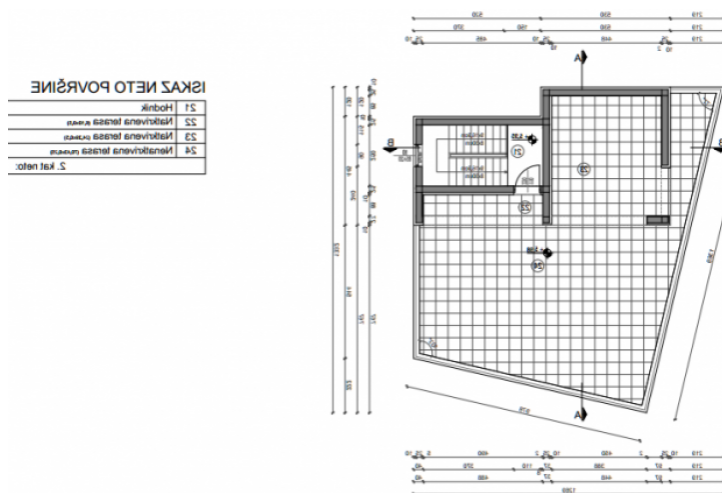
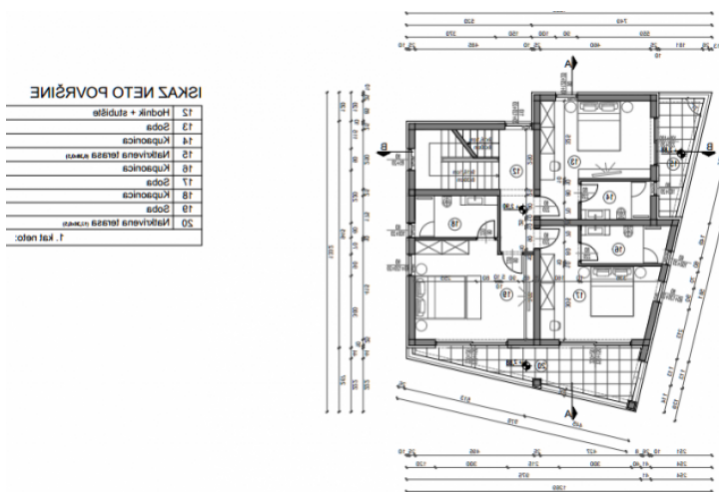
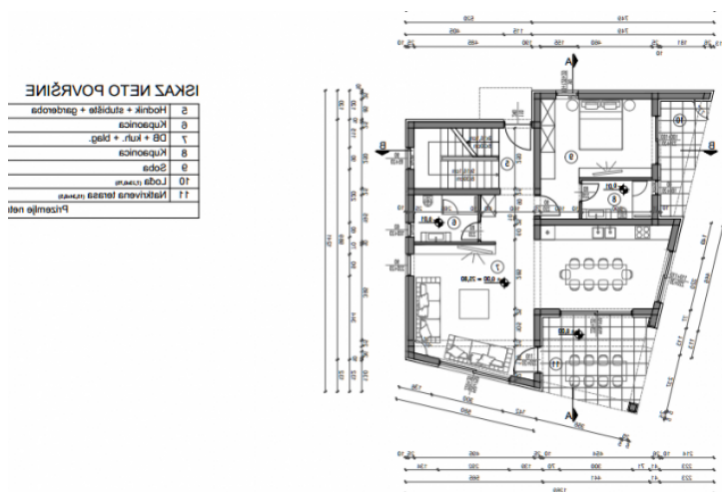
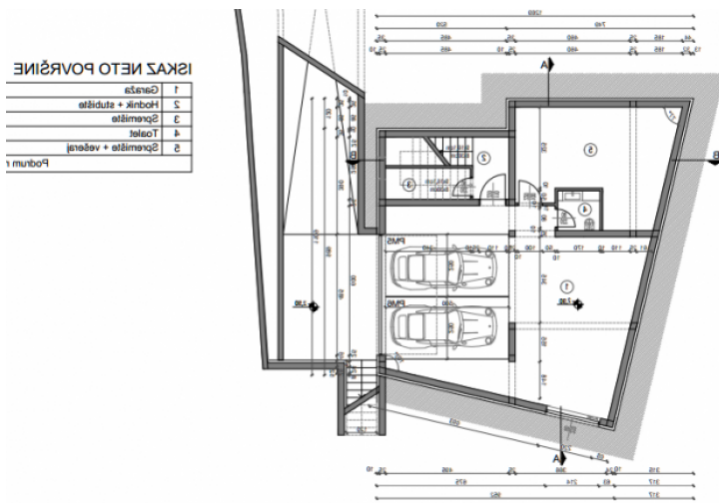
Villa

Medulin, Istria



Villa

Medulin, Istria



Villa

Medulin, Istria



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

Villa

Medulin, Istria

