

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-10316
<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>	440 sqm
<b>Plot size</b>	3000 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 2 000 000

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Two beautiful villas with sea views are located in Medulin, near Pula, just 300 meters from the beaches! They are for sale in a package only.

The villas were built in 2013 and have a living space of 440 m<sup>2</sup>.

Each villa has a modern and fully equipped kitchen, a spacious and comfortably furnished living room (100 m<sup>2</sup>), 4 bedrooms - one of which has a VIP bedroom, 3 spacious bathrooms and one separate toilet. The kitchen is connected to the dining room. In the yard of each villa there is a beautiful pool of 32 m<sup>2</sup> as well as a covered barbecue house with a massive wooden table.

The villas have a beautiful verandas with a beautiful sea view where you can enjoy long and hot summer days in Istria.

Villas also feature table tennis, an electric dart board, table football (foosball), badminton equipment, a children's playground, 4 bicycles and a PlayStation 3 console.

Fully fenced garden is 3000 m<sup>2</sup>. Spacious living room as well as each room has SAT / LED TV.

Restaurants, markets and bars are 200 - 300 meters away, and a supermarket is 1 km away.

Yet it is a calm green area, removed from the fuss of the city and from popular tourist routes.

Villas are sold fully furnished. Ideal for renting to tourists. Villas bring a great return on investment.

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.

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Price per m<sup>2</sup>:  
4545 €

Average price/m<sup>2</sup> of this type  
in this region:  
3608 €

Median price/m<sup>2</sup> of this type  
in this region:  
3567 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4377 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



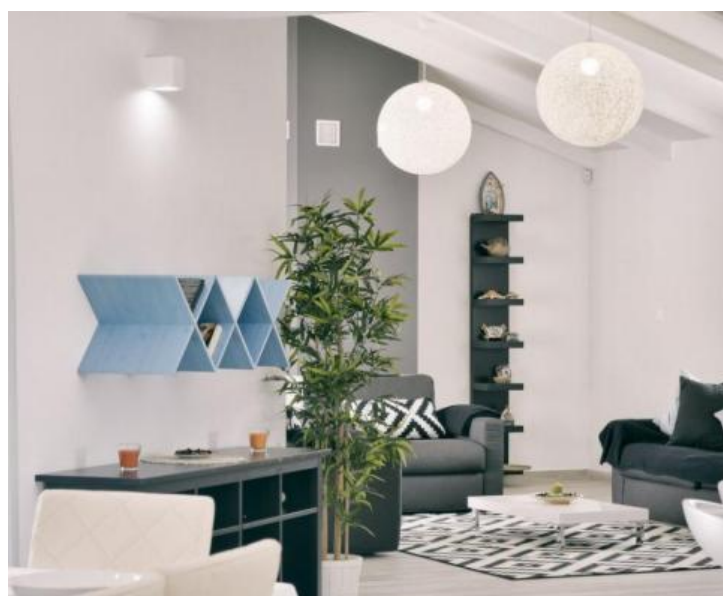
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