

Villa

Medulin, Istria



Ref	RE-U-10316
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	440 sqm
Plot size	3000 sqm
No. of bedrooms	8
No. of bathrooms	6
Price	€ 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 m².

Each villa has a modern and fully equipped kitchen, a spacious and comfortably furnished living room (100 m²), 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 m² 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 m². 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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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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