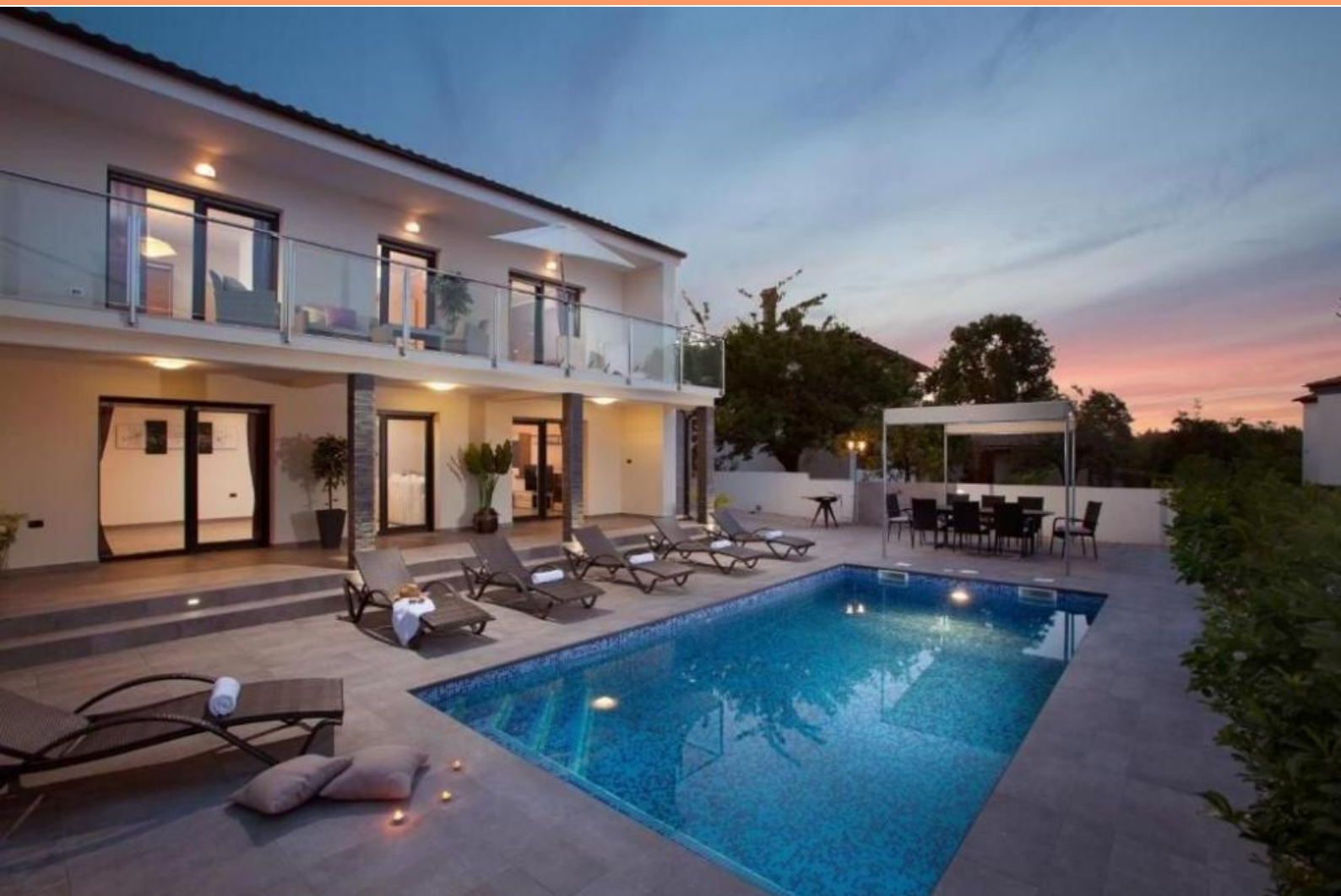


# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-13417
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	220 sqm
<b>Plot size</b>	510 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 580 000

# Villa

## Medulin, Istria



Stylish modern villa with swimming pool in a great location in Medulin cca. 1,5 km from the sea!

The villa of 220 m<sup>2</sup> extends through the ground floor and first floor.

The ground floor level has a living room with pool table, kitchen, dining room, storage room and bathroom.

The upper floor level has four bedrooms and three bathrooms.

The villa is fully air conditioned, furnished and equipped and is sold as such.

On the fenced and landscaped garden of 510 sq.m., under video surveillance, there is a swimming pool with sun deck, summer kitchen, parking spaces and an auxiliary facility with a toilet that serves as a rest room/gaming room and can also serve as a wellness center, home cinema, library, office, etc.

Villa is located within peaceful surrounding but close to all amenities and vibrant life of Medulin, Pjescana Uvala, close to lux marina of Pomer and Nature Park Kamenjak.

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



Price per m<sup>2</sup>:  
2636 €

Average price/m<sup>2</sup> of this type  
in this region:  
3952 €

Median price/m<sup>2</sup> of this type  
in this region:  
3712 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4633 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3950 €

# Villa

Medulin, Istria



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