

Villa

Medulin, Istria



Ref	RE-U-13441
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	350 sqm
Plot size	670 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 600 000

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Luxury villa in Medulin just 50 meters from the sea!
Total surface is 350 sq.m. Land plot is 670 sq.m.
Villa was completed in 2010.

It benefits:

- swimming pool
- BBQ zone
- three parking places
- Cable TV, SAT TV, Internet
- indoor fireplace
- air-conditioning

The villa spreads over three floors; basement, high ground floor and first floor.

In the basement of the villa there is a living room connected to the kitchen, billiard table, two wc, technical room for heat pumps, pantry, laundry, wellness area (sauna and jacuzzi), toilet and shower.

The ground floor has a salon with kitchen and dining area with access to the terrace overlooking the sea, a large bedroom with private bathroom which also has access to the terrace, a reading room and a toilet.

On the upper floor there is a children's room and two large bedrooms, each with its own bathroom and dressing room and access to the terrace from which you can enjoy the sea view in the shade of a pergola.

This high quality and south oriented villa is the perfect place for rest and relaxation (categorized with 5***** stars) or family life.

The villa is located on a landscaped garden surrounded by a stone wall and wrought iron fence and a high hedge that provides privacy to its owners.

An irrigation system has been installed for watering the lawn, and there is also a swimming pool and an outdoor fireplace in the yard.

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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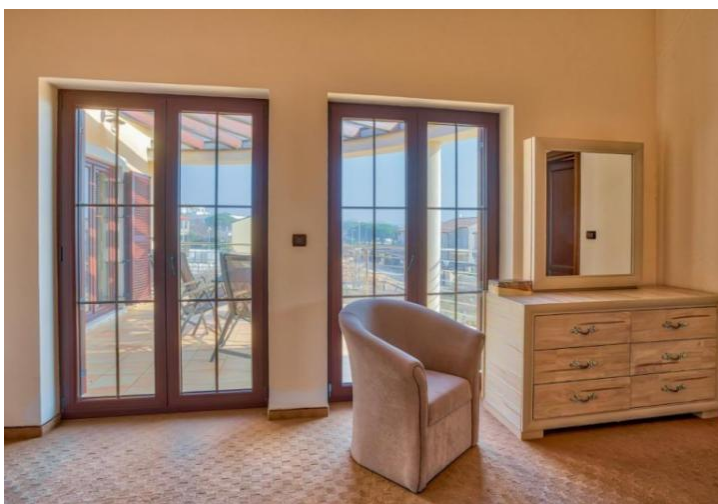
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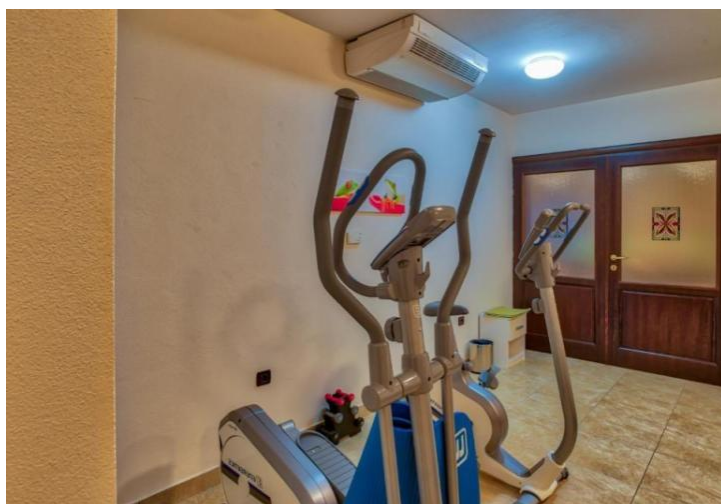
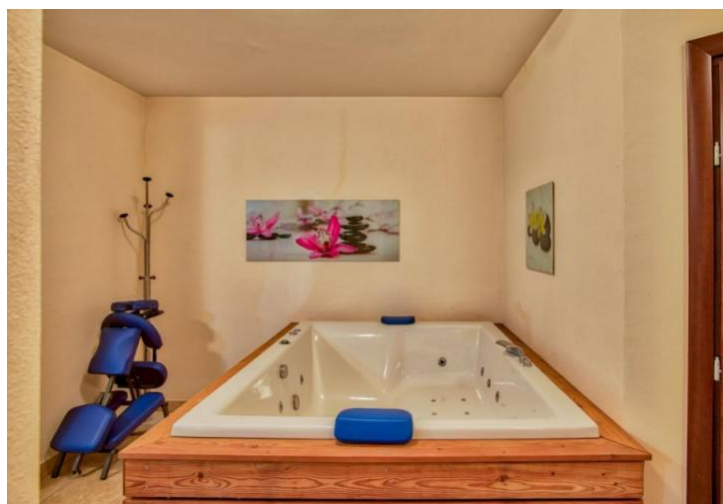
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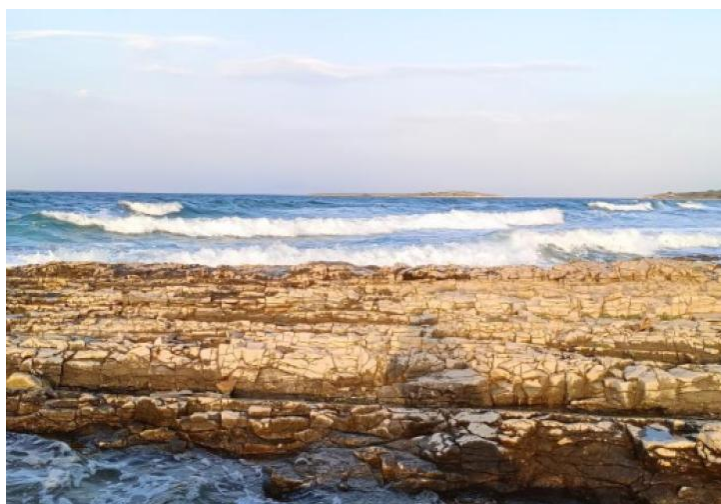
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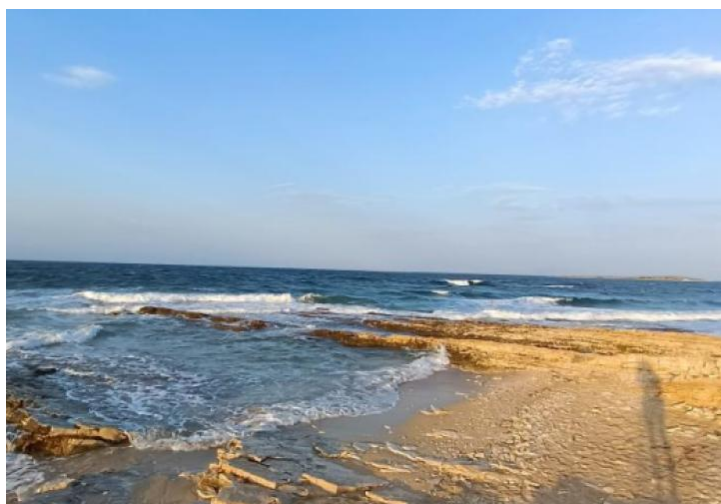
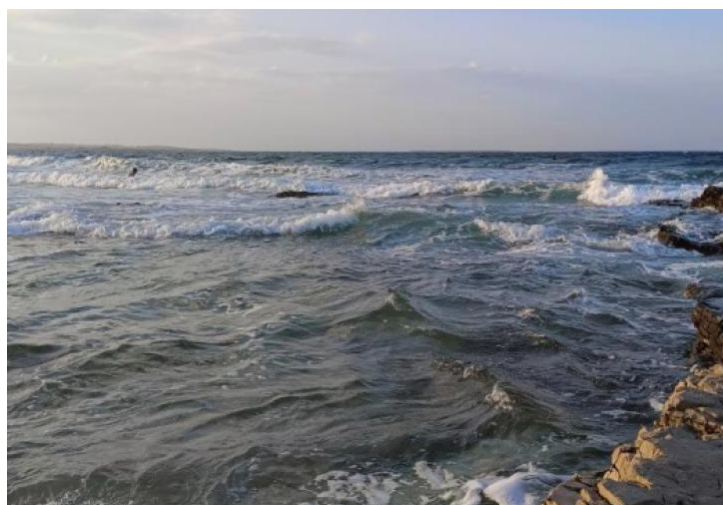
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