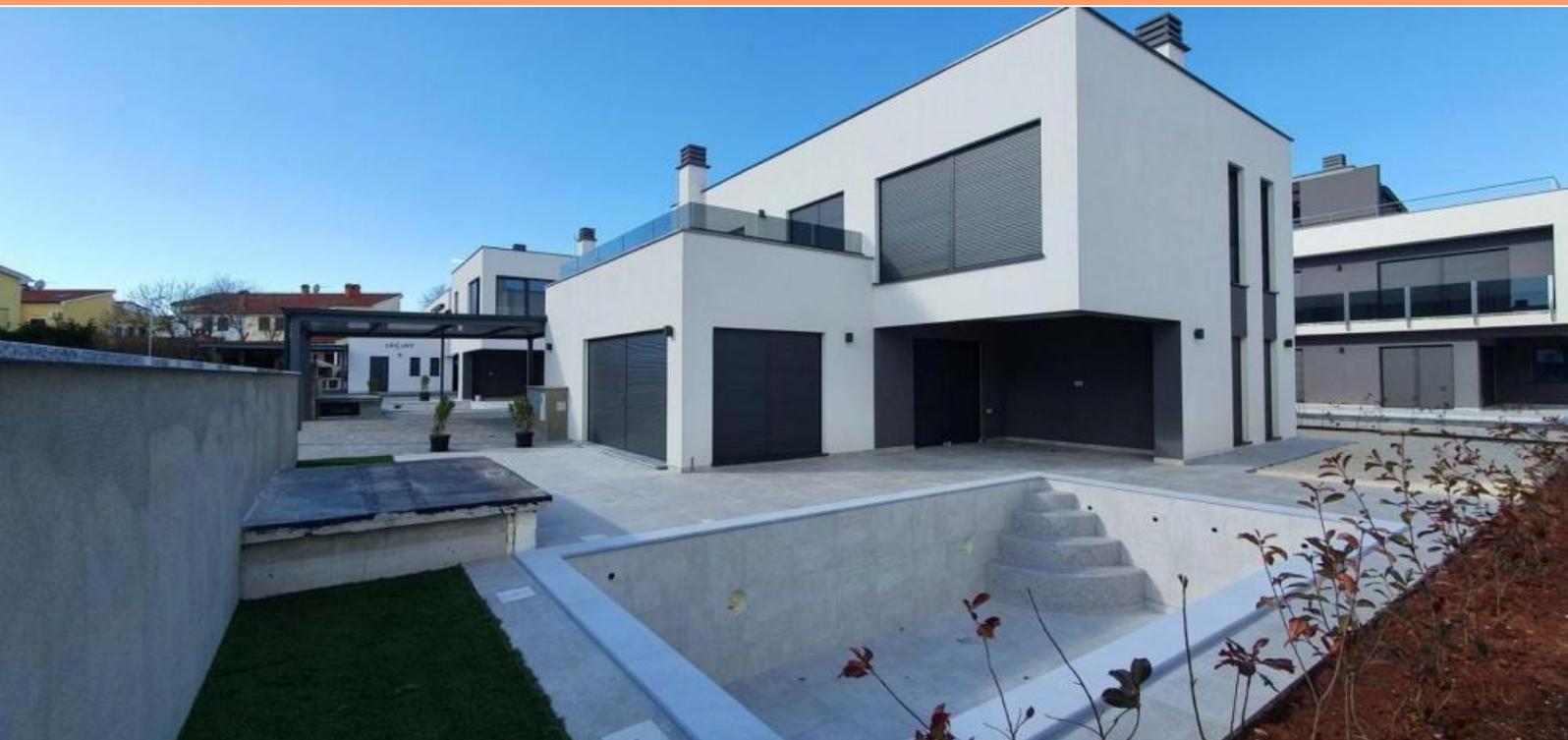


# Villa

## Banjole, Medulin, Istria



<b>Ref</b>	RE-U-13983
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	400 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 750 000

# Villa

## Banjole, Medulin, Istria



Fantastic new modern villa in a luxury condo in Banjole just 50 meters from the sea!  
Beautiful pebble beach is just 200 meters away!

Perfect contemporary architecture with panoramic glazing. Exceptional irrisible smell of a new house.  
Villa is just finalized in Spring 2022.

Total area of the villa is 180 sq.m. Land plot is 400 sq.m.

The villa consists of ground floor and first floor.

The ground floor has a spacious living room with kitchen and dining area in open space concept from which through a glass wall leads to the sun deck and swimming pool of 30m<sup>2</sup>. The ground floor also has one guest bedroom, a bathroom and a small pantry.

The upper floor contains a master bedroom with its own bathroom and two more bedrooms and a bathroom. Two bedrooms have access to the terrace with a beautiful sea view.

The house is equipped with Schüco aluminum joinery with automatic shutters and mosquito nets are additionally placed on each window and door.

Quality construction and materials used in the construction of this villa guarantee safety and longevity and undisturbed enjoyment of all the charms that this villa offers!

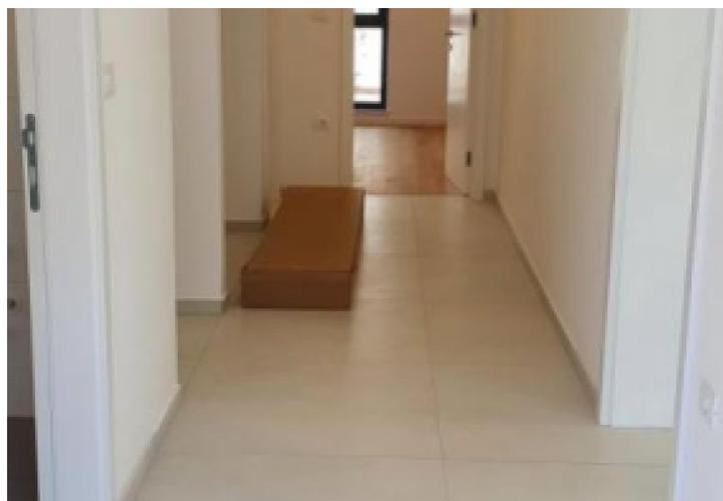
The winter warmth of your future home is ensured by **underfloor heating**, which is installed throughout the house, and each room and room is equipped with its own **fan coiler air conditioning**.

The house is sold unfurnished as seen in the pictures so that the future owner can arrange it according to their wishes and taste.

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.

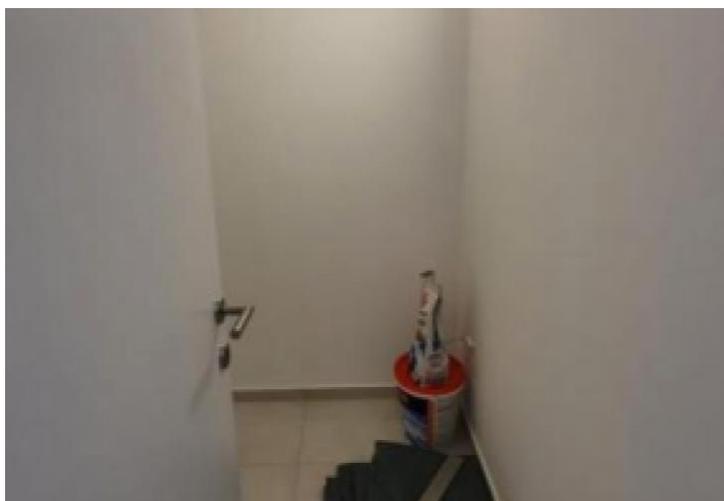
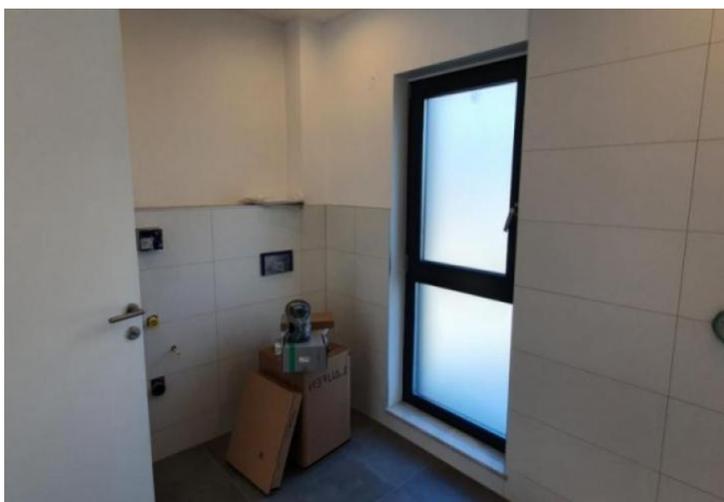
# Villa

Banjole, Medulin, Istria



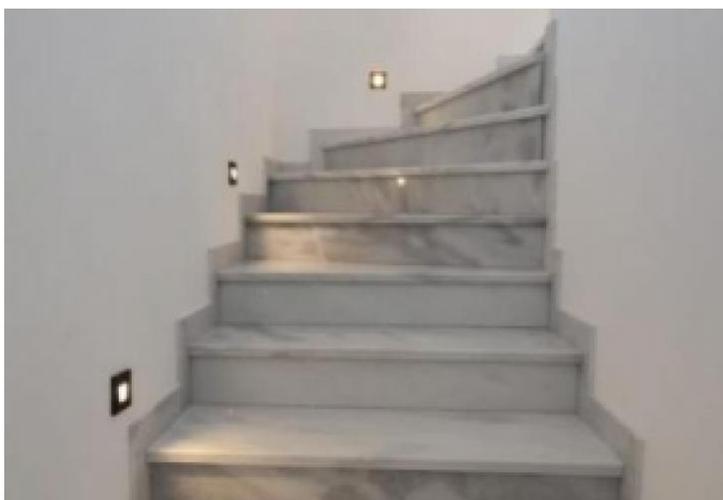
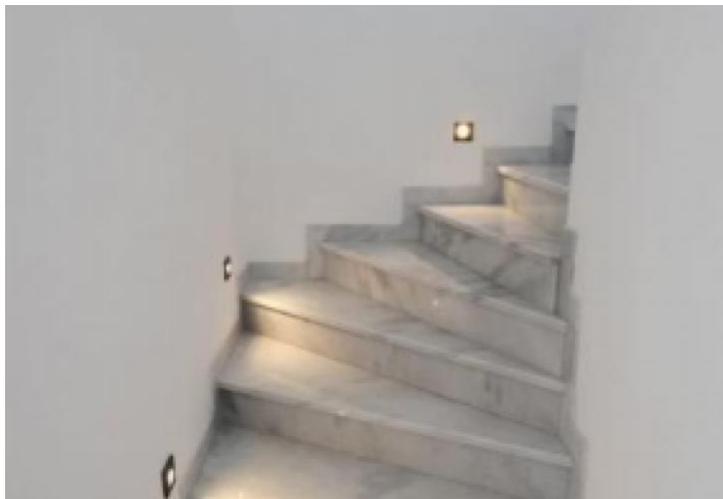
# Villa

## Banjole, Medulin, Istria



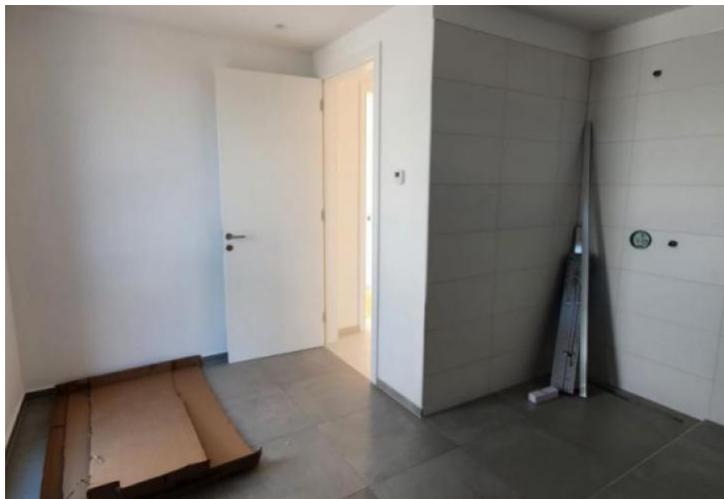
# Villa

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