

# Villa

## Medulin, Istria



<b>Ref</b>	RE-U-14070
<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>	200 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 2 270 000

Ultra-modern exclusive villa just 200 m from the sea in Medulin area of Pula!

This masterpiece of modern architecture will cover an area of 400 m<sup>2</sup> and spreads over 4 floors.

All floors will be connected by a panoramic elevator. In the basement of the villa there is a tavern with entertainment.

The ground floor consists of 3 bedrooms with private bathrooms en-suite.

The first floor consists of a salon with dining area and open plan kitchen, pantry, toilet and two large terraces overlooking the bay of Medulin.

The second floor consists of a master bedroom with en suite bathroom, a spa and wellness room with sauna and jacuzzi, and a balcony with a pergola that also offers fantastic sea views.

Quality detached villa is built according to all energy standards and is luxuriously furnished and equipped.

On the fenced decorated garden there is an overflow swimming pool with the most modern water purification technology, a sun deck and parking spaces.

The villa is located almost on the sea near all urban / urban facilities needed for a comfortable life and is ideal for family life, rest and relaxation or as an investment for rent for tourist purposes.

The estimated deadline for the completion of works and equipment is March 2023.

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>:  
5675 €

Average price/m<sup>2</sup> of this type  
in this region:  
3609 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4380 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €

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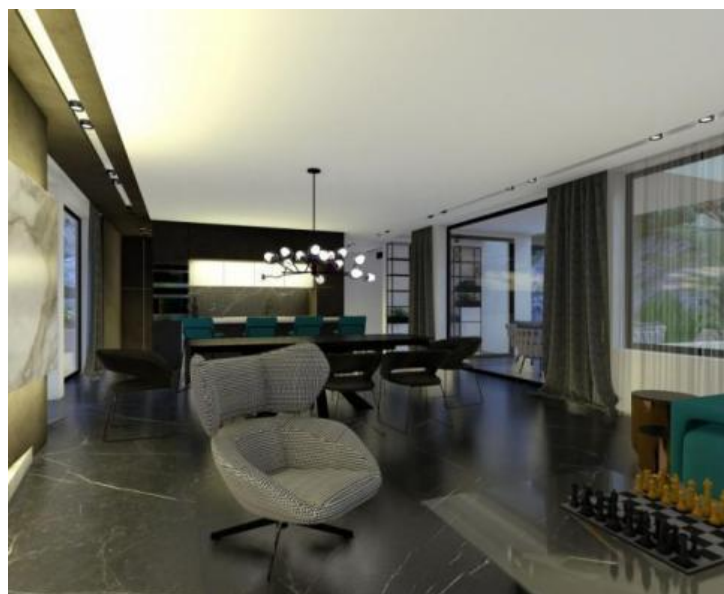
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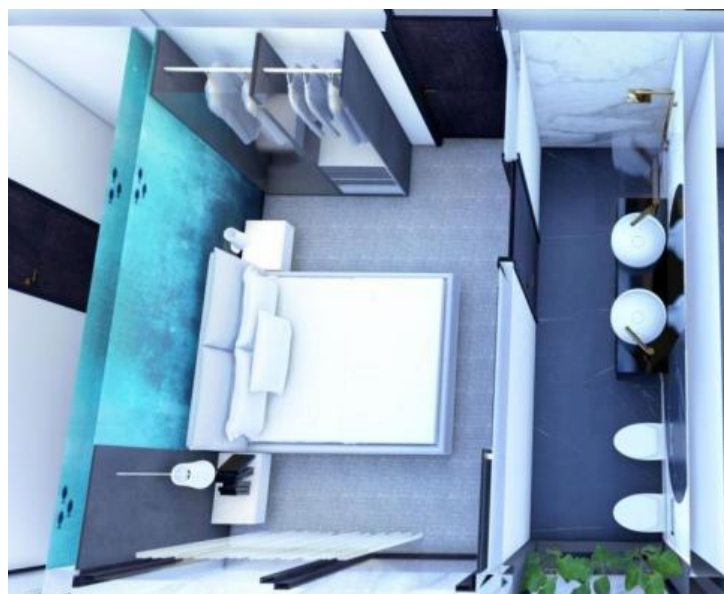
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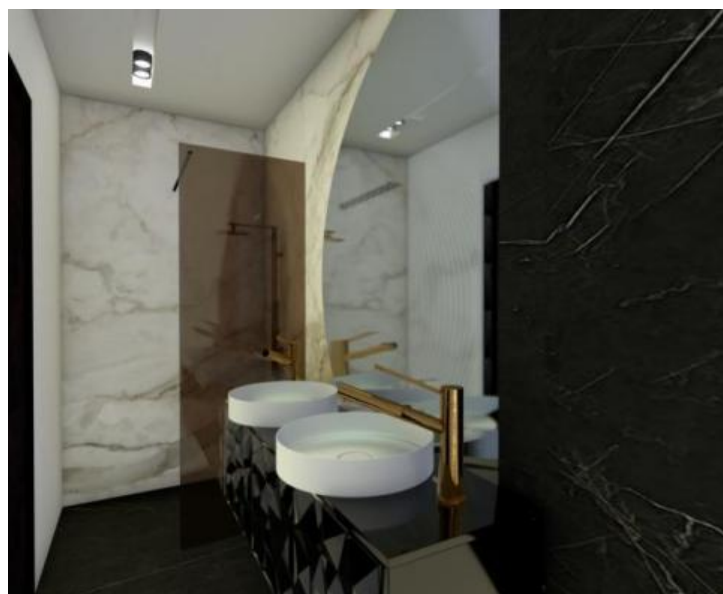
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