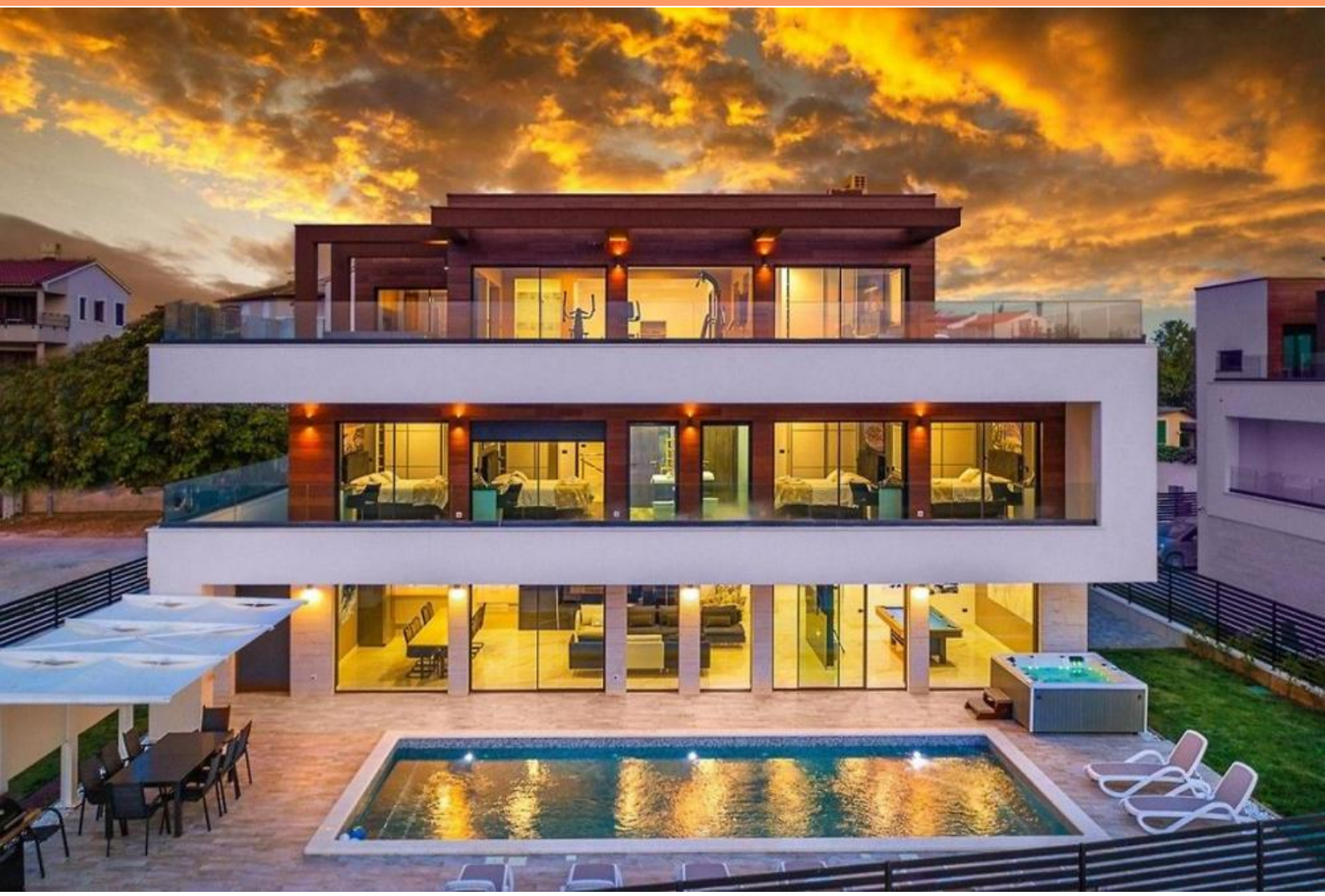
Villa
Premantura, Medulin, Istria

Adrionika
Real Estate in Croatia



Ref	RE-U-14859
Type	Villa
Region	Istria › Pula
Location	Premantura, Medulin
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	380 sqm
Plot size	633 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 2 200 000

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Villa
Premantura, Medulin, Istria

Extraordinary ultra-modern villa in Premantura just 800 meters from the beach, with sea views!
Construction is just completed in 2022.
This stylish contemporary design beauty can not leave anyone indifferent.
Total area is 380 sq.m., land plot around is 633 sq.m.

On the ground floor there is a spacious living room with billiards, spacious modern kitchen and a dining room. Everything is designed on concept of open space with a beautiful view of the sea and the bay. From the ground floor there is an exit to the terrace where there is a swimming pool, sunbathing area and jacuzzi.
On the first floor there are 4 bedrooms, each with its own bathroom and access to the terrace.
The second floor consists of another bedroom with a bathroom (master-bedroom), an exercise area and a separate bathroom. It is also surrounded by a terrace with a jacuzzi overlooking the sea.
Ideal property for investment for the purpose of tourist rental.

Villa benefits:

- swimming pool
- jacuzzi
- sundeck area
- summer kitchen
- panoramic terraces
- 4 bedrooms, 5 bathrooms
- amazing open-plan salon, dining area
- gorgeous kichen with modern appliances
- roof terrace with fantastic sea views
- sauna, gym, additional jacuzzi on the upper floor

Vicinity to Kamenjak Nature Park is an additional benefit of the villa.

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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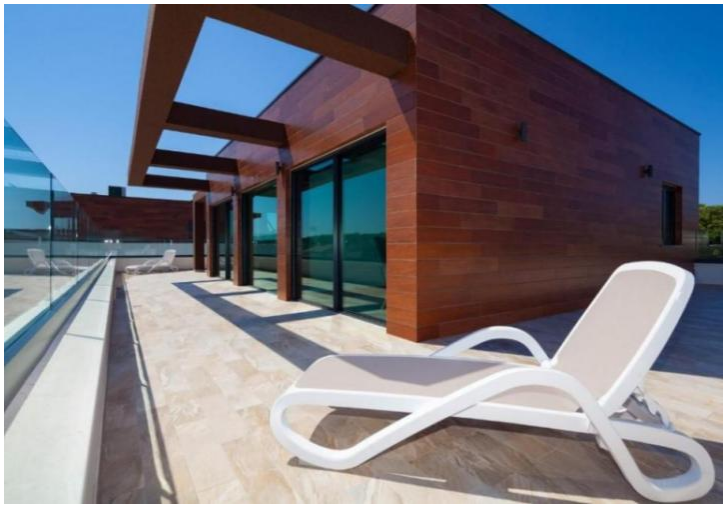












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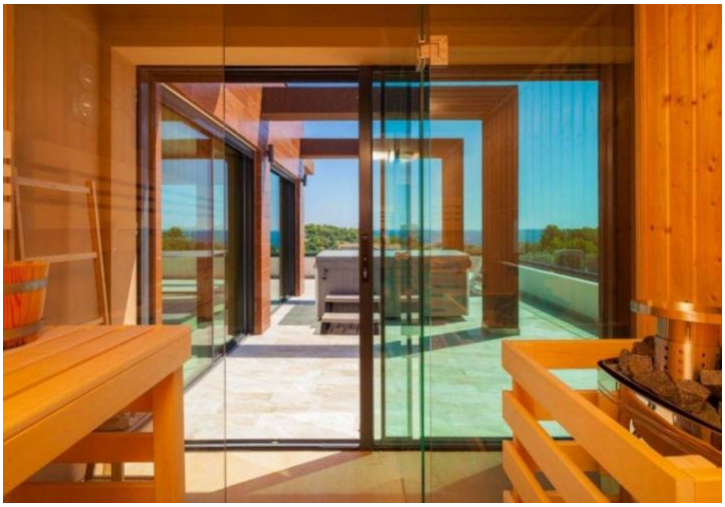
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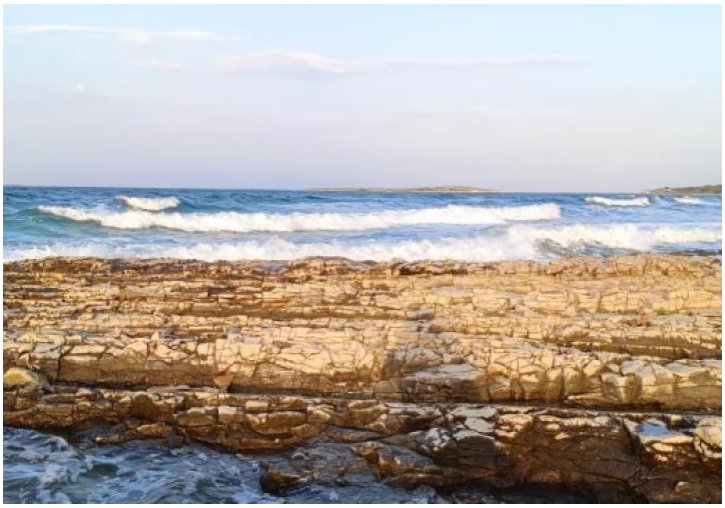
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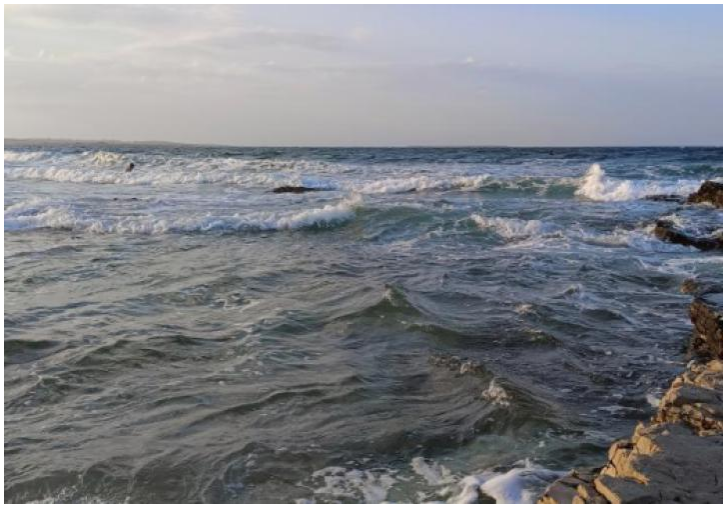












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