

# Villa

## Premantura, Medulin, Istria



|                        |                     |
|------------------------|---------------------|
| <b>Ref</b>             | RE-U-18444          |
| <b>Type</b>            | Villa               |
| <b>Region</b>          | Istria > Pula       |
| <b>Location</b>        | Premantura, Medulin |
| <b>Front line</b>      | Yes                 |
| <b>Sea view</b>        | Yes                 |
| <b>Distance to sea</b> | 400 m               |
| <b>Floorspace</b>      | 200 sqm             |
| <b>Plot size</b>       | 2500 sqm            |

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**No. of bedrooms**

4

**No. of bathrooms**

2

**Price**

Price upon request

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Villa with swimming pool on the first construction line to the sea in Premantura, just 400 meters from the beach across the forest.

Total floorspace is 200 sq.m. Land plot is 2500 sq.m.(!!!)

The villa extends through the ground floor and first floor.

It consists of four bedrooms, two living rooms with kitchens and dining rooms with exits to covered terraces, two bathrooms and a storage room.

Due to the well-designed planning of the rooms, it is possible to make two separate residential units with minimal construction interventions.

The spacious garden with an irrigation system is completely fenced and landscaped. The concept of a carefully designed garden with a Mediterranean touch is completed with a heated swimming pool of 56 m<sup>2</sup> with a sun deck, a covered summer kitchen and a carefully cultivated olive grove with 50 olive trees.

The olive grove with an area of 1,645 m<sup>2</sup> is in nature a building plot of T2 purpose, which by definition includes an area intended for the construction of a tourist resort with accompanying facilities.

The property is fully equipped and furnished and is being sold as such.

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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