

Villa

Medulin, Istria



Ref	RE-U-19779
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	140 m
Floorspace	142 sqm
Plot size	123 sqm

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No. of bedrooms	4
No. of bathrooms	2
Price	€ 534 000

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Several villettas of the same concept for sale in Medulin just 140 meters from the sea and beachline! Villettas belong to the tourist complex which was performing as such for decade. In 2023 prior to selling announcement the villettas were refurbished.

The villtta in offer is designed as a multi-story building, extends through the ground floor and first floor and consists of two multi-level residential units.

On the ground floor there is a residential unit with an area of 70.42 m². The area of the apartment without accessories (parking space) and secondary parts (terrace and loggia) is 53.5 m². It consists of two bedrooms, a bathroom and a living area that combines the living room, dining room and kitchen, as well as two terraces and a loggia.

On the first floor there is a residential unit with an area of 72.35 m². The area of the apartment without accessories (staircase, parking space) and side parts (terrace) is 57.5 m². It consists of two bedrooms, a bathroom and a living area that combines the living room, dining room and kitchen and two terraces.

The garden is horticulturally landscaped and contains two parking spaces.

The property is fully equipped and furnished and is being sold as such. The seller of the property in question is a legal entity.

The exceptional location and spatial organization of the interior of this property provides an opportunity for a comfortable family life or an investment in an already well-established tourism rental business.

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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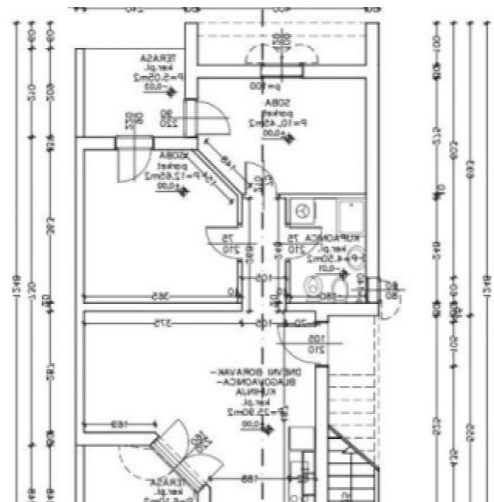
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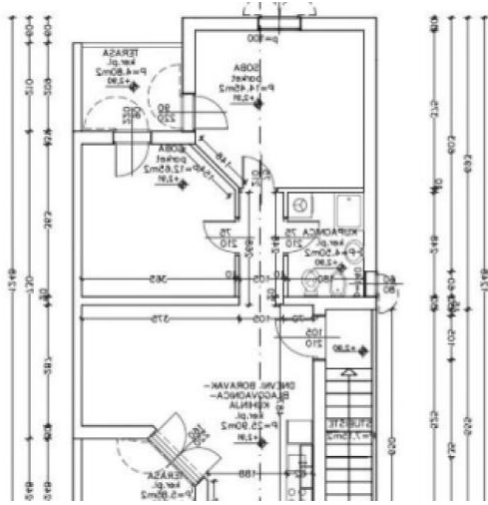
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