

# Villa

## Medulin, Istria



<b>Ref</b>	RE-AB-V-Medulin-22042
<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>	150 m
<b>Floorspace</b>	175 sqm
<b>Plot size</b>	800 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 300 000

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Modern villa with sea views in Medulin just 150 meters from the sea!  
Villa is projected to have wonderful sea views even from the ground floor level.

Total floorspace is 175 sq.m. Land plot is cca. 800 sq.m.

Villa was built in 2020 and has three levels.

Lower level offers spacious salon with living area, dining area and kitchen, guest bedroom with bathroom, guest wc and terrace.

Upper level offers three more bedrooms with bathrooms, hallway and terrace.

There is a roof terrace with sauna, jacuzzi and fantastic outside area with magnificent sea views.

Besides jacuzzi villa benefit outdoor swimming pool of 32 sq.m.

Villa belongs to peaceful green area of Medulin, which is not overcrowded and enjoys peace and privacy.

Medulin shopping facilities - PLODINE, LIDL - are within 3 minutes drive.

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>:  
7429 €

Average price/m<sup>2</sup> of this type  
in this region:  
3959 €

Median price/m<sup>2</sup> of this type  
in this region:  
3718 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4631 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3950 €

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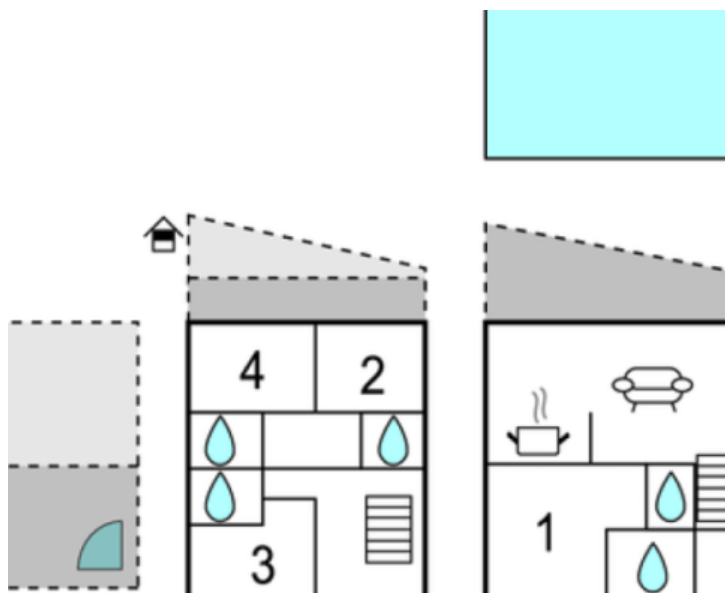
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