

Villa

Vinkuran, Medulin, Istria



Ref	RE-U-21621
Type	Villa
Region	Istria › Pula
Location	Vinkuran, Medulin
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	210 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 570 000

Villa

Vinkuran, Medulin, Istria



Villa with two apartments and a swimming pool! Close to the sea in Vinkuran! Actually 300 meters from the sea shore!

In the immediate vicinity of the city of Pula, within the municipality of Medulin, a beautiful terraced house is for sale, located at the end of a cul-de-sac.

The property of 210 sq.m. extends over three floors and consists of two residential units connected to each other by an external and internal staircase.

Starting from the ground floor, where one of the residential units is located, it consists of an open space spacious living room with dining room, separate kitchen, two bedrooms, hallway and two bathrooms.

While the upper apartment extends over two floors and consists of a living room and dining room, a separate kitchen with a pantry, three bedrooms and two bathrooms. Each apartment provides communication with a landscaped garden where the swimming pool is located.

The villa is modernly furnished and equipped and is being sold as such.

An interesting part of the property is the sea view as well as the proximity to the first beaches (300m), which certainly justifies the categorization of 4**** and is an ideal investment for all those who want to engage in renting for tourist purposes and continue the well-established business of the current owners for a faster return of invested funds. It also provides an ideal opportunity for a peaceful and safe life, given that it is located in a location near all the facilities necessary for the life of a modern man!

The house also has two covered parking spaces, but the area near the house also offers enough space for free parking.

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.

Property advantages:

- Swimming pool
- Storage
- Garden
- Urbanized
- Modern

Villa

Vinkuran, Medulin, Istria



Price per m²:
2.714 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Vinkuran, Medulin, Istria



Villa

Vinkuran, Medulin, Istria



Villa

Vinkuran, Medulin, Istria



Villa

Vinkuran, Medulin, Istria



Villa

Vinkuran, Medulin, Istria



Villa

Vinkuran, Medulin, Istria

