

Villa

Medulin, Istria



Ref	RE-U-25867
Type	Villa
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Floorspace	240 sqm
Plot size	458 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 810 000

Villa

Medulin, Istria



Modern villa with swimming pool near the beach surrounded by greenery in the area of Medulin-Vinkuran, with distant sea views!

Total area is 240 sq.m. Land plot is 458 sq.m.

Total living area is divided into 3 floors, namely; basement, ground floor and first floor.

In the basement of the villa, there are rooms with different functions, so there is a tavern with a fireplace and a kitchen, a SPA area with a sauna and a gym, and an engine room with all the technical equipment of the villa. On the ground floor, right at the entrance to the villa, there is a corridor that separates the private rooms of the villa from the rooms for daily life, so in the area for daily life, which represents the #open space# space concept, there is a spacious and day-lit living room, a spacious dining room and a slightly separated kitchen with an island. What makes this space even more pleasant are the large glass walls through which, in addition to access to the outdoor covered terrace and pool, there is also a wonderful view of the olive field and the rest of the village.

The mentioned covered terrace leads us to the "infinity" swimming pool with a sunbathing lounge, which is the main area for entertaining friends and family. Likewise, on the ground floor there is a guest bathroom, a spacious storage room, a bedroom and a utility room in a private space.

An internal staircase leads to the first floor, where there are hallway, three bedrooms, each of which has its own bathroom and access to the terrace.

The villa's grounds will be fully landscaped and fenced off, hidden from view, providing maximum privacy and peace during your stay in the villa. There will also be enough parking space for 3 cars.

Additional advantages:

- * The villa is currently being sold unfurnished on a turnkey basis and is fully functional
- * The courtyard of the villa will be fully landscaped with local plants and lighting fixtures
- * The villa will be equipped with underfloor heating in all rooms, and each room will have an air conditioner
- * 10cm thick insulation will also be installed on the outer walls
- * Buyers can still influence the construction and personalize the villa as much as possible according to their wishes
- * 1,2 km from the beach
- * 4 km from Pula city centre
- * multiple restaurants are 1 km away

The location of this property is ideal for a peaceful and safe family life or it can represent an ideal opportunity to develop a luxury tourist product with a safe return on investment ..

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.

Villa

Medulin, Istria



Property advantages:

Swimming pool

Storage

Gym

Spa

Sauna

Floor heating

Modern

Villa

Medulin, Istria



Price per m²:
3.375 €

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

Medulin, Istria



Villa

Medulin, Istria



Villa

Medulin, Istria



Villa

Medulin, Istria



Villa

Medulin, Istria



Villa

Medulin, Istria



Villa

Medulin, Istria



Villa

Medulin, Istria



Villa Medulin, Istria

