

Istra, Premantura, moderna vila sa bazenom na atraktivnoj lokaciji, 500 m od mora, Medulin, House



Seller Info

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About us:

Weiba Immobilienmanagement is a German company based in the mountain town of Freiberg in Germany. We have more than 20 years of experience in buying, selling and managing real estate. This competence, as well as clients' interest in investing capital in the real estate market in Croatia, led to the desire for growth and the need for direct access and participation in the local market in Croatia.

With the founding of the Weiba Adria agency, a Croatian branch based in Vodnjan/Istria, we decided to use all the advantages of both markets. The focus is always on the goals of providing high-quality offers and comprehensive support in the sale, purchase

and rental of acquired real estate. Our team consists of trained and licensed agents who speak Croatian and German as their mother tongue. Our goal is to provide professional service and the necessary legal support. We accompany every step from the purchase to the leasing of real estate. Our vision is to enable the customer a special and unforgettable experience in the process of searching, finding and buying real estate. We offer support at every step of the purchase and a full service from a single source. In addition to the purchase or sale of all types of real estate, our offer also includes additional services tailored to each client according to their needs.

Listing details

Common

Title:	Istra, Premantura, moderna vila sa bazenom na atraktivnoj lokaciji, 500 m od mora
Property for:	Sale
House type:	detached
Property area:	218 m ²
Lot Size:	499 m ²
Bedrooms:	11
Bathrooms:	3
Price:	820,000.00 €
Updated:	Sep 15, 2023

Condition

Newbuild:	yes
Built:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Premantura

ZIP code: 52203

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Energy efficiency: A+

Parking

Number of parking spaces: 4

Description

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Istria, Premantura, a beautiful newly built villa of modern design and quality construction is for sale in an attractive location near the center of Premantura (100 m) and the entrance to Cape Kamenjak (800 m) - the southernmost part of the Istrian peninsula. The villa was built in 2022. Every detail is carefully designed, designed and all equipment is of top quality. The villa has an area of 218 m², and the plot is 499 m². A path leads from the building to the center of the town behind the house, so facilities such as restaurants, bars, markets are very close, within walking distance. The ground floor of the house consists of a living room with a nice fireplace and access to the terrace and garden, kitchen with dining room - open space concept, toilet, pantry, laundry room, bedroom with private bathroom and access to the garden. There are two bedrooms on the first floor, each with its own bathroom and access to the terrace. Underfloor heating is installed throughout the house - a heat pump, and there is a thermostat for regulation in each room. Each room also has air conditioning. The facility also has a smart home system. Also, the facility has preparations for a solar system, as well as preparations for video surveillance. The interior is superbly decorated; the villa is sold furnished and equipped. The outdoor area includes parking spaces - 4, a lawn with an automatic irrigation system, several olive trees and Mediterranean plants, a 24 m² swimming pool with heating, a sundeck around the pool, a special lounge corner, an outdoor toilet, a garden house, a Tesla charger for electric cars... Great real estate for vacation or for investment and tourism income, just a few minutes drive to the popular nature park - Cape KAMENJAK whose nature and beaches will not leave you indifferent. ID CODE: 82

Additional contact info

Reference Number: 517680
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