



## Stone villa with sea view for sale Premantura, Istria

**1.400.000 €**  
**3.526 €/m<sup>2</sup>**

New stone villa with sea view situated at the very entrance to Nature Park Kamenjak. The villa is located at the southwest rim of settlement Premantura, in a peaceful and dead-end street. Surrounded by pine forest and olive groves, only 500 meters to the nearest beach. Set on a unique location: close to the center of Premantura, in a peaceful area, sheltered with Mediterranean vegetation next to Nature Park Kamenjak and with a stunning sea view.

Nature Park Kamenjak is located at the very south of the Istrian coast, only 10 km from Pula. It is 9 km long, with 30 km of very rugged coastline full of bays, inlets, capes, and beaches. The construction of the villa was finished in May 2016. It has a net residential area of 397 m<sup>2</sup> and an 1200 m<sup>2</sup> landscaped Mediterranean garden. The house consists of three floors: basement, ground floor, and first floor, with excellent use of space, both interior and exterior. The basement is intended as a recreational and wellness area, with a billiard table and a large sauna with shower. The ground floor consists of a guest room with its own bathroom, and at the center of villa is the largest room of the house, open layout: kitchen, living room and dining room in one, with three exits onto the covered terrace and pool. Furthermore, there's a toilet, a technical room and a laundry room on the same floor.

The first floor consists of three large bedrooms with walk-in closets and a large bathroom with bathtub and double sinks in each. There's also a large terrace where you can enjoy watching the sun setting down the horizon.

The villa has an outdoor swimming pool (saline bio-system) of 63 m<sup>2</sup> with automatic water treatment and underwater massage. If needed the water heating system can be installed. Next to the pool is a spacious summer kitchen with barbecue, and a storage room with a toilet.

The real-estate is equipped with alarm, intercom, remote opening of the front gate, parking lot, WiFi system and video surveillance system which can be operated via smartphone.

The estate has four parking spaces.

Heating: air-condition with an inverter, electrical floor heating in all bathrooms.

Floors: high-quality parquet and ceramic tiles.

The villa is completely furnished and is for sale with all its furniture and content.

Energy certificate: type A

The villa is available for rent, expected annual income of 40 000€.

DISTANCES FROM THE ESTATE:

The sea: 350 meters

Beach: 500 meters

Neighboring house: 50 meters

The village center: 200 meters  
 Grocery store: 200 meters  
 Restaurant: 200 meters  
 Pharmacy: 10 kilometers  
 Local bus station: 200 meters  
 Intercity bus station: 10 kilometers  
 Train station: 10 kilometers  
 Marina: 5 kilometers  
 Sports facilities: 300 meters

## Summary

|                    |               |                          |                               |
|--------------------|---------------|--------------------------|-------------------------------|
| Location           | Medulin       | Property ID              | 1822                          |
| Price              | 1.400.000 €   | Type                     | house                         |
| Area               | 397 m²        | Land area                | 1.200 m²                      |
| Bedrooms           | 4             | Bathrooms                | 4                             |
| Parking spaces     | 4             | Parking spaces (garage)  | -                             |
| Floor              | ground floor  | Orientation              | Southwest                     |
| Ownership type     | Ownership 1/1 | Owner                    | Private owner                 |
| Price/m²           | 3.526 €       | Real estate transfer tax | 3%                            |
| Energy certificate | A             | Subtype                  | detached, family house, villa |

## Distances

|                    |        |
|--------------------|--------|
| Transportation     | 200 m  |
| Center             | 200 m  |
| Near a bigger city | 10 km  |
| Park               | 100 m  |
| Pula airport       | 13 km  |
| School             | 200 m  |
| Store              | 200 m  |
| Trst airport       | 154 km |
| Sea                | 500 m  |
| Rijeka airport     | 123 km |
| Venezia airport    | 265 km |

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