

## Vila sa okućnicom i neometanim pogledom na more, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Vila sa okućnicom i neometanim pogledom na more
Property for:	Sale
House type:	detached
Property area:	226 m <sup>2</sup>
Lot Size:	780 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	3
Price:	1,950,000.00 €
Updated:	Apr 15, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Medulin
ZIP code:	52203



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	4
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### Description

Description: Istria County, Medulin, a place with over 80 km of indented coastline and first-class Adriatic Sea with well-organized swimming pools and a pleasant Mediterranean climate, is made up of 6 pyrotechnic coastal settlements, each of which leaves you breathless. From any starting point, the sea is in the palm of your hand, and the views from the balconies of the houses do not disappoint. This villa with a spacious garden is located in a quiet, prestigious settlement. It is fenced

with an automated gate, decorated with a handful of green areas, between which there is a 46 m<sup>2</sup> swimming pool with a manly sunbathing area. The entrance porch with stairs and summer kitchen is a logical sequence of this arrangement. Already from the yard you can see the sea at a distance of 150 m. The entrance hall on the ground floor leads us to a spacious kitchen with an island and a dining room, followed by a living room with an exit to the yard. On the other side, in the night area, there is a bedroom with its own bathroom and also an exit to the yard. There is a possibility of remodeling another bedroom on the ground floor, where there is currently a large storage room. An internal staircase leads to the first floor, which consists of 3 bedrooms and two bathrooms, 2 terraces with an unforgettable view of Medulin bay and its islands. There are 4 parking spaces in the yard, and at the back of the house, which has a view of the greenery, there is an auxiliary facility. The property has a well-established tourism business ready for continued operation and a faster return on investment. ID CODE: IS1507181

### Additional contact info

Reference Number: 461508  
Agency ref id: IS1507181