

ISTRA, MEDULIN - prekrasna moderna vila 300 metara od mora s bazenom, panoramski pogled na more, Medulin, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, MEDULIN - prekrasna moderna vila 300 metara od mora s bazenom, panoramski pogled na more
Property for:	Sale
House type:	detached
Property area:	220 m ²
Lot Size:	450 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Price:	1.00 €
Updated:	Sep 23, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Heating

Central heating:	yes
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Parking

Number of parking spaces:	3
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Description

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For sale is a beautiful villa located near Pula, only 300 meters from the beach, which will enchant you with its elegance and modern design. This montana house with a ventilated facade covers approximately 220 square meters, providing you with enough space for a comfortable life. The villa has a magnificent terrace of approximately 100 square meters, where you can enjoy fresh air and relaxation. Inside the house there are four bedrooms and four and a half bathrooms, providing plenty of privacy for you and your guests. Each bathroom will be renovated with new tiles in the showers, creating a fresh and modern atmosphere for the future owners. The relaxation oasis includes a 40 square meter pool, jacuzzi and sauna, where you can forget about everyday stress and enjoy moments of relaxation. The villa is equipped with top-quality Marlex carpentry, while the floors consist of package I Epoxy materials, which combine aesthetics and durability. The villa has three parking spaces, so you will never have to worry about finding parking for your vehicles. In addition, the pool equipment is equipped with the Electrolysa system, which enables easy pool maintenance. The pool also has LED lighting, creating a romantic atmosphere in the evening. The location of this villa is extremely favorable, only 250 meters from the sea as the crow flies, which means that the beach is only a 5-minute walk away. The neighborhood is quiet and full of new villas, and most of the residents are German, which adds to the feeling of safety and comfort. In the vicinity of the villa there is a famous supermarket chain Lidl, Plodine is only a 3-minute drive away, and a gas station is only 2 minutes away. The city of Pula is only a 10-minute drive away, while the famous Kamenjak beach is only a 10-minute drive away. The villa has its own water supply. All floors of the villa offer open sea views, giving you spectacular views to enjoy from the comfort of your own home. This villa is currently rented for the third consecutive year and has an impressive annual income of approximately €50,000. In addition, the occupancy of the villa is high from June to the end of September, which makes this investment extremely profitable. This beautiful villa in Pula is an ideal opportunity for all those who want to enjoy a luxurious Mediterranean lifestyle and at the same time generate significant rental income. Do not miss this opportunity to become the owner of this extraordinary villa that offers everything you need for a perfect vacation or long-term residence. ID CODE: 22042

Additional contact info

Reference Number: 495022
Agency ref id: 22042