

ISTRA, MEDULIN - Vrhunska moderna vila nadomak plaža i centra, 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
Phone: 385 51 518 174
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 - Vrhunska moderna vila nadomak plaža i centra
Property for:	Sale
House type:	detached
Property area:	300 m ²
Lot Size:	600 m ²
Number of Floors:	2
Bedrooms:	9
Bathrooms:	8
Price:	1,100,000.00 €
Updated:	Jul 04, 2024

Condition

Newbuild:	yes
Built:	2021

Location

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

Permits

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



Additional information

Energy efficiency:	A+
--------------------	----

Parking

Number of parking spaces:	4
---------------------------	---

Description

Description:

ISTRIA, MEDULIN - Luxurious idealistic villa with swimming pool close to beaches and promenades Only 800m from the sea and famous beaches, this modern diva built before the end of 2021 is located. The villa consists of a total of 300m² of living space, which extends through two floors and a basement.

INFORMATION; This impeccable modern designer villa, of quality construction, consists of an entrance hall full of character that conveys the freshness and spaciousness of the space with the help of a massive glass wall. At the same time, it is one of the main design elements of the villa, which added character and uniqueness. Thus, in the entrance hall with a high ceiling, there is a staircase that connects the entire space of the villa and enables communication between all floors. Thus, on the ground floor of the villa, there is a larger and airy "open space" space in modern Mediterranean style with a spacious dining room, next to which there is a modern and high-quality equipped kitchen with a long bar. At the end of the same space is an idealistic and airy living room. The entire space is bathed in daylight with the help of a glass wall that stretches the entire length of the space and offers a view of the pool and the yard. Through the same glass wall, there is an exit to the outside smaller covered terrace and sunbathing area. Further, in the private part of the ground floor, which is separated by a corridor, there are 3 bedrooms, each of which has its own modern bathroom, while one of the bedrooms offers direct access to the greenery of the garden and the swimming pool. The upper floor is accessed by a modern staircase decorated with a combination of glass railing, metal structure and wooden tread. Where there are 5 additional bedrooms, each with its own bathroom. Two of which have a common larger covered terrace. One of these 5 bedrooms is the "master room", which is accessed by a longer glass corridor that extends along a larger common terrace. As it is a high-standard villa, the "spa zone" with its own private sauna and relaxation area is located in the basement.

BACKYARD; The yard is completely fenced, and in front of the villa there is enough parking space for 4 to 5 cars. The central part of the garden at the back of the villa is occupied by a swimming pool with heated water of 30 m² and a sunbathing area. There is also a covered terrace for relaxing with your favorite book and a glass of wine, as well as a summer kitchen with a canopy, and a smaller auxiliary building that serves as a storage room. For the youngest, there is also a smaller children's park next to the greenery.

ADDITIONAL INFORMATION; * The villa has underfloor heating throughout all floors. * Each room is air-conditioned. * High-quality ceramics are installed on the floors. * Anthracite PVC joinery with electric blinds and mosquito nets was also installed. * The villa is sold fully furnished, as can be seen in the pictures, video and 3D walkthrough. * The villa is currently being rented, and the announcements for the 2024 season are beyond expectations. Which means that by buying a villa, you are taking on a well-established and safe business with a guaranteed return on investment.

LOCATION; Given that it is one of the most visited locations in the South of Istria, the famous Medulin, it is important to note that Medulin, rich in cultural past, was once a small fishing village with a favorable geographical position, a well-protected harbor and a fertile hinterland,

which contributed to its economic development. Today it is famous as one of the best tourist centers in Croatia. Right here, near numerous restaurants, cafes, active nightlife and a lot of culture, this idealistic modern villa is located. It is an ideal location for spending your free time during the summer months or as an option for year-round living. Numerous shops and other elements essential for the comfort of a modern lifestyle are located in the immediate vicinity of the villa. The famous sandy beaches and the famous Medulin waterfront as the center of events are only 800m away. Regardless of the proximity to the numerous offers of Medulin, the villa is located in a quiet location without the noise of tourists and traffic. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 24977

Additional contact info

Reference Number: 528872
Agency ref id: 24977