

## ISTRA, MEDULIN - Prekrasna moderna villa!, Medulin, House



### Seller Info

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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  
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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 villa!
Property for:	Sale
House type:	semi-detached
Property area:	220 m <sup>2</sup>
Lot Size:	324 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	1,300,000.00 €
Updated:	Aug 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	In preparation
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### Parking

Number of parking spaces:	4
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### Description

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ISTRIA, MEDULIN Beautiful modern villa! Medulin is one of the representatives of Istrian tourism and is one of the twenty most famous bathing names on the Adriatic. The dynamic development of Medulin rests on the valorization of the natural basis and physiognomy of the tame landscape. Every visitor to Medulin can find a true oasis of peace and quiet, rich in the landscapes of this Mediterranean landscape, but at the same time can spend a very dynamic and content-rich vacation here. Today, Medulin is a well-known tourist center that, in addition to hotels and camping sites, also has an exceptional offer of rooms and apartments in private accommodation. Everything here is subordinated to tourism. This beautiful modern villa is located not far from the town center. It extends through the ground floor and the first floor, and the total living area is 220m<sup>2</sup>. On the ground floor there is a spacious living room, a modern and personalized Dieter Knoll kitchen and a dining room. The living room is enriched with an electric fireplace and a large aluminum sliding wall that provides daylight throughout the year. We climb the internal staircase to the first floor, where there are four bedrooms with their own bathrooms, and the corridor is lit by a glass wall that runs along the entire side of the house. Quality materials were used during construction, so the house is closed with aluminum carpentry with double-layer glass, the floor coverings are quality oak wood, and the owners took care of the heating with electric floor heating and inverter air conditioners. The 324m<sup>2</sup> garden has a 40m<sup>2</sup> swimming pool with a built-in heating system, an outdoor terrace, a sauna, a shower and a table tennis table. The green area is enriched with olive trees, palm trees, Mediterranean bushes and landscaped lawns. Parking for four cars is located at the entrance to the facility. A beautiful new, modern villa where the new owners can recognize themselves and start a peaceful family life in a quality villa in a quiet location or through renting for tourist purposes, make a safe return on investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25083

**Additional contact info**

Reference Number: 529478  
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