

ISTRA, MEDULIN - Moderna vila u blizini plaža okružena zelenilom, Medulin, House



Seller Info

Name: Agencija Dux nekretnine
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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
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 - Moderna vila u blizini plaža okružena zelenilom
Property for:	Sale
House type:	detached
Property area:	240 m ²
Lot Size:	450 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	4
Price:	810,000.00 €
Updated:	Aug 19, 2024

Condition

Newbuild:	yes
Built:	2024

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+
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, MEDULIN - Modern villa near the beach surrounded by greenery In the immediate vicinity of the famous Medulin and Pješćana uvala in a small settlement, this quality modern villa is located on a plot of 458m², with a total living area of 240m² divided into 3 floors, namely; basement, ground floor and first floor. **PROPERTY DESCRIPTION:** In the basement of the villa, there are rooms with different functions, so there is a tavern with a fireplace and a kitchen, a SPA area with a sauna and a gym, and an engine room with all the technical equipment of the villa. On the ground floor, right at the entrance to the villa, there is a corridor that separates the private rooms of the villa from the rooms for daily life, so in the area for daily life, which represents the #open space# space concept, there is a spacious and day-lit living room, a spacious dining room and a slightly separated kitchen with an island. What makes this space even more pleasant are the large glass walls through which, in addition to access to the outdoor covered terrace and pool, there is also a wonderful view of the olive field and the rest of the village. The mentioned covered terrace leads us to the "infinity" swimming pool with a sunbathing area, which is the main area for entertaining friends and family. Likewise, on the ground floor there is a guest bathroom, a spacious storage room, a bedroom and a utility room in a private space. An internal staircase leads to the first floor, where there are three bedrooms, each of which has its own bathroom and access to the terrace. The villa's grounds will be fully landscaped and fenced off, hidden from view, providing maximum privacy and peace during your stay in the villa. There will also be enough parking space for 3 cars. **ADDITIONAL INFORMATION;** * The villa is currently being sold unfurnished on a turnkey basis and is fully functional * The courtyard of the villa will be fully landscaped with local plants and lighting fixtures * The villa will be equipped with underfloor heating in all rooms, and each room will have an air conditioner * 10cm thick insulation will also be installed on the outer walls * Buyers can still influence the construction and personalize the villa as much as possible according to their wishes The location of this property is ideal for a peaceful and safe family life or it can represent an ideal opportunity to develop a luxury tourist product with a safe return on investment . The villa is far from everything; *1.2 km from the beach * 4 km from the center of Pula * numerous restaurants are located nearby, and the nearest one is only 1 km away. And. For any additional information, questions or wish to organize a real estate viewing appointment, please feel free to contact us. ID CODE: 25867

Additional contact info

Reference Number: 550233

Agency ref id: 25867