

## ISTRA, MEDULIN Vila s bazenom 300 m od plaže, 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 Vila s bazenom 300 m od plaže
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	505 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	6
Price:	800,000.00 €
Updated:	Jul 19, 2024

### Condition

Built:	2011
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### 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

Description:	ISTRIA MEDULIN Villa with pool 300 m from the beach Medulin - once a small
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fishing village has developed into a modern tourist center thanks to all its features that make the mild Mediterranean climate, clear sea and indented coast. Due to its rich cultural past, stunning coastline and wide range of activities and sights, it has become one of the most famous tourist destinations on the Adriatic. Beautiful luxury villa in a quiet location overlooking the sea is located only 300m from the sea. The garden spreads over 505m<sup>2</sup>, and the house itself over 360m<sup>2</sup>. The large spacious house can accommodate up to 14 people. The beautifully decorated interior offers 6 bedrooms with 6 separate private bathrooms with shower. The house has 7 air conditioners so the whole villa is air conditioned. The fully equipped kitchen with utensils offers you a lot of cooking comfort for the whole family. In the dining room there is a large table for 14 people and on the terrace with barbecue. From the living room, dining room and kitchen you have access to a beautiful garden that gives you a pleasant and private atmosphere with a pool of 32m<sup>2</sup>. The pool is heated by the Solgar system. The villa also offers a jacuzzi and table tennis. The villa is fully furnished and as such is for sale. It has been in the function of tourist rental for many years, so the new owner gets a well-established business. The bars are within walking distance so the place with lots of nature is perfect for a relaxing holiday with family and friends. Dear clients, 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: 17894

### Additional contact info

Reference Number: 576154  
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