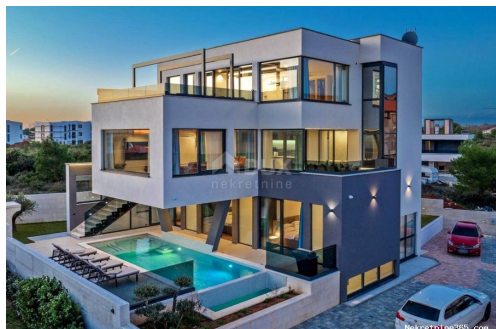


## ISTRA, MEDULIN - Ekskluzivna vila 200 m od mora, Medulin, House



### 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 - Ekskluzivna vila 200 m od mora
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	5
Price:	2,270,000.00 €
Updated:	Jun 12, 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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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 6

## Description

Description:

ISTRIA, MEDULIN - Exclusive villa 200 m from the sea Vrh or Punta of Istria, as it is commonly called, belongs to one of the most tourist towns on the peninsula and one of the twenty most famous tourist destinations on the Adriatic - Medulin. Rich cultural past Medulin, once a small fishing village, has a favorable geographical position, well-protected port and fertile hinterland, have contributed to its economic development. Part of the municipality of Medulin are also smaller towns Banjole, Pješčana uvala (known for its sandy beaches), Pomer, Premantura, Vinkunar and Vintijan. Part of the town of Medulin is also a small peninsula Vižula, which is an archaeological site and since 1974 is under the protection of cultural heritage monuments. In one part of the municipality of Medulin, an exclusive villa 200 m from the sea is for sale. This masterpiece of modern architecture covers an area of 400 m<sup>2</sup> and spreads over 4 floors. All floors are connected by a panoramic elevator. In the basement of the villa there is a tavern with entertainment. The ground floor consists of 3 bedrooms with private bathrooms. The first floor consists of a living room with dining area and open plan kitchen, pantry, toilet and two large terraces overlooking the bay of Medulin. The second floor consists of a master bedroom with en suite bathroom, a spa and wellness room with sauna and jacuzzi, and a balcony with a pergola that also offers fantastic sea views. Quality detached villa is built according to all energy standards and is luxuriously furnished and equipped. On the fenced yard there is an overflow pool with the most modern water purification technology, a sun deck and parking spaces. The villa is located almost on the sea near all urban / urban facilities needed for a comfortable life and is ideal for family life, rest and relaxation or as an investment for rent for tourist purposes. The estimated deadline for the completion of works and equipment is March 2023. 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: 14070

## Additional contact info

Reference Number: 577132

Agency ref id: 14070