

## ISTRA, BANJOLE - Moderna vila s pogledom na more, 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  
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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, BANJOLE - Moderna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	780,000.00 €
Updated:	Jun 12, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Banjole
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:	2
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### Description

**Description:**

ISTRIA, BANJOLE - Modern villa with direct views of the sea and the environment. The villa located in a private gated community provides enough privacy and everything you need for a safe and peaceful stay. Modern design combined with smart solutions and high quality construction has set a high standard and provided a unique experience during your stay in the villa. A special experience of the villa and its modern interior was achieved by the "open space" concept of space, high ceilings and larger glass walls that illuminate the space with daylight. The villa is spread over two floors, so on the ground floor at the entrance to the villa you will be greeted by a larger open and airy space in which the living room with dining area and kitchen. From the living room through the glass wall there is an exit to the outdoor covered terrace and pool of 30m<sup>2</sup>. On the ground floor there is an additional storage room, a bedroom with its own exit to the terrace and a bathroom. The upper floor is accessed by an internal staircase, where there are three bedrooms, each of which has access to its own terrace with a view of the sea and the environment. One of the bedrooms has its own bathroom while the others use one shared. There is a laundry room next to the bedrooms. On a plot of 400m<sup>2</sup> there is a covered parking for two cars, a swimming pool with a beach and enough greenery which is taken care of by an automatic irrigation system.

Additional information: \* The villa is equipped with schüco aluminum joinery with automatic shutters and mosquito nets are additionally installed on each window and door \* Underfloor heating in all rooms \* Heating and cooling system with fenkoiler \* 10 cm facade insulation This is an ideal opportunity for safe and quiet life or as an investment option for tourism purposes. 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: 13981

**Additional contact info**

Reference Number: 577140  
Agency ref id: 13981