

## ISTRA, PULA Obiteljska vila s pogledom na more!, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, PULA Obiteljska vila s pogledom na more!
Property for:	Sale
House type:	detached
Property area:	398 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	5
Price:	1.00 €
Updated:	Oct 23, 2024

### Condition

Built:	2003
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Vinkuran
ZIP code:	52203

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	2

### Description

Description:	ISTRIA, PULA Family villa with sea view! In an ideal location in the desired village and close to the sea, a spacious family villa with a beautiful sea view is for sale! The villa provides 398.69 m <sup>2</sup> of living space, and the land is 780 m <sup>2</sup> . The property is distributed through the ground floor and two floors (GF + 2). Inside this spacious villa is a duplex apartment of 170 m <sup>2</sup> consisting of open space living
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room with access to a large terrace overlooking the sea, kitchen, hallway, four bedrooms, two additional terraces and 3 bathrooms. In addition to the duplex apartment, the property provides an additional 3 residential units as well as a garage (unfinished). The three mentioned residential units are apartments with beautiful terraces connected to a garden full of diverse plants. Each housing unit has an external separate entrance but there is also internal communication between the housing units. All bedrooms are oriented to the south side. There are 5 air conditioners, central heating with heating oil or pellets, and there is a possibility of installing a fireplace. The facade of the villa was renovated in 2020, and the villa itself was built in 2003. The villa is surrounded by family houses and holiday villas in a residential area in a very quiet location. Located only 5 minutes drive from the city center and from the hidden pristine beaches in the nearby waves. Part of the property was rented for tourist purposes and showed excellent results, so future owners can continue a well-established business or rent the entire facility. 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: 13363

### Additional contact info

Reference Number: 577260  
Agency ref id: 13363  
Contact phone: +385 95 388 1059