

## ISTRA, MEDULIN Egzotična vila s panoramskim 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, MEDULIN Egzotična vila s panoramskim pogledom na more! |
| Property for:     | Sale                                                          |
| House type:       | semi-detached                                                 |
| Property area:    | 400 m <sup>2</sup>                                            |
| Lot Size:         | 496 m <sup>2</sup>                                            |
| Number of Floors: | 2                                                             |
| Bedrooms:         | 5                                                             |
| Bathrooms:        | 5                                                             |
| Price:            | 2,100,000.00 €                                                |
| Updated:          | Jun 14, 2024                                                  |

### Condition

|        |      |
|--------|------|
| Built: | 2020 |
|--------|------|

### Location

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



### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | ISTRIA, MEDULIN Exotic villa with panoramic sea views! Medulin - once a small fishing village has developed into a modern tourist center thanks to all its features that make the mild Mediterranean climate, clear sea and indented coastline. Due to its rich cultural past, stunning coastline and wide range of activities and attractions, it has become one of the most famous tourist destinations on the Adriatic. Recognized as a modern tourist center, Medulin offers a dynamic and eventful vacation. For those who want to have fun in the city, a handful of |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

cultural events are organized in the form of concert summers, folk parties, fishing evenings and handicraft fairs. Nearby is ancient Pula, Brijuni National Park, Cape Kamenjak Nature Park and other beauties of the Istrian peninsula such as Premantura, the southernmost point of Istria that offers an unforgettable experience of magical views, white rocky beaches, rich plant life and crystal blue sea. Exotic villa with panoramic sea views is located in Medulin in one of the quieter locations not far from the forest. The total living area of the exotic beauty is 400 m<sup>2</sup>, and is located on a plot of 496 m<sup>2</sup>, which is used to the maximum in the best possible way. The villa is decorated according to world standards and is adorned with spacious glass walls that provide sea views from almost all rooms in the villa. Upon entering the villa, we are greeted by a spacious living room and kitchen that have direct access to the infinity pool and unobstructed sea views, which will make drinking coffee in this exotic beauty even more special. Stairs lead to the first floor where there are four spacious bedrooms, each with its own bathroom and TV and sea view. The most special part of the house belonged to the wellness corner, which we reach by descending the stairs from the ground floor where a real piece of paradise awaits us. The wellness area consists of an industrial jacuzzi (ozone filtration), a Finnish sauna, a bathroom, and a launch zone with a large TV with all amenities including Netflix. The decoration and lighting of the entire wellness area has been carefully selected and the sauna is set up in such a way that you have a view of the jacuzzi through the glass wall. In the garden there is a beautiful infinity pool with direct sea views and a lounge zone with palm trees for undisturbed enjoyment during sunny days. In addition to the above villa has a basement provided as storage. The location and the position make this villa very special considering that the villa from almost all rooms has a sea view and just decorating the interior and exterior will make you not even want to leave this beautiful and special property. TECHNICAL CHARACTERISTICS: - underfloor heating - hairdryers - heat pump - septic tank The villa is located only 1km from the sea, shops, restaurants, cafes and all important facilities for living. Dear clients, the agency fee is charged in accordance with the General Terms and Conditions: <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 12283

## Additional contact info

Reference Number: 577477  
Agency ref id: 12283