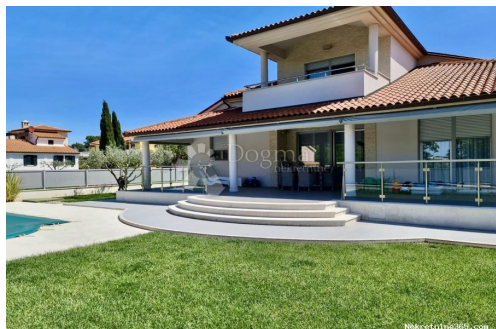


## MODERNA VILA SA POGLEDOM NA MORE, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	MODERNA VILA SA POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	273 m <sup>2</sup>
Lot Size:	884 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	3
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2018
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
Number of parking spaces:	4

## Description

### Description:

This magnificent villa with a privileged location is located only 250 m from the sea, in the exclusive village of Volme. Unique villa, characterized by quality, good taste, comfort and impressive views. Large windows overlooking the beautiful garden, greenery and the sea flood the house with warmth and light. The house, which is only a few steps from the sea, is surrounded by a beautiful garden, yard and terraces overlooking the sea. With a very personal style, the villa masterfully balanced charm with modern comfort. On a plot of 884 m<sup>2</sup>, this property with a built-up area of approximately 273 m<sup>2</sup> consists of a basement, ground floor and first floor. On the ground floor there is a hallway, a beautifully glazed living room with access to a large covered terrace and a dining room from which you enter the kitchen. On the other side there are 2 bedrooms, each with a double bed and air conditioning and another room that thanks to its versatility can be designed as a living room or bedroom, 1 toilet and bathroom, and a hallway with an oak staircase leading to on the 1st floor. On the first floor there is a master bedroom with a beautiful covered terrace with a beautiful view of the greenery and the sea. On the upper floor there is a large bathroom and a spacious wardrobe. The basement also has an entrance to the garage with 2 parking spaces. The property has a spacious and bright living / dining room with sea views, a pleasant covered terrace, a swimming pool with sun deck and a summer fireplace made of cut stone where you can spend moments with your loved ones. In the yard there are 2 additional outdoor parking spaces. The center of Pula is 7 km away, and the nearby supermarket, fish market, restaurants, cafes and gas stations are only 1 km away, while the airport is 14 km away. The owner is selling a fully furnished house, equipped with furniture and equipment. Main features of the villa: Attractive and quiet location Underfloor gas central heating, air conditioning inverter Mitsubishi Very high quality execution of the villa Near the marina Sea view ground floor and 1st floor Aluminum joinery, electric shutters Alarm ID CODE: IS104753

## Additional contact info

Reference Number: 582278  
Agency ref id: IS104753