

## ISTRA, MEDULIN - Dvojna kuća na atraktivnoj lokaciji, Medulin, House



### Seller Info

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Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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, MEDULIN - Dvojna kuća na atraktivnoj lokaciji
Property for:	Sale
House type:	semi-detached
Property area:	110 m <sup>2</sup>
Lot Size:	110 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	4
Price:	760,000.00 €
Updated:	Aug 20, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, MEDULIN - A modern semi-detached villa located in an attractive and sought-after location close to the beaches and all necessary amenities. We present a new project of semi-detached villas located in an attractive and sought-after
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location in the unmissable town of Medulin. It is a project of 4 semi-detached villas located in a quiet location, only 500 m from the beaches and 400 m from all the facilities necessary for a safe and peaceful everyday life. During the construction and furnishing of the villa, high-quality and high-quality materials will be used, in order to ensure the desired level of quality and luxury of the stay, while the location of the villa offers its future owners the maximum level of comfort. **DESCRIPTION OF THE PROPERTY:** It is a comfortable semi-detached house consisting of a total of 110.15 m<sup>2</sup> of living space, divided into two floors. On the ground floor of the house there is a smaller entrance hall with a wardrobe space, which then leads us into the living room of the "open space" concept. There is a comfortable modern kitchen, a spacious dining room sufficient for the whole family and a comfortable living room from which you can access the outside covered terrace and the pool with the help of a large sliding glass wall. With the same glass walls, the investor wants to ensure the penetration of natural light into the space, so that it exudes greater airiness and luxury. In the already mentioned vestibule of the house, there is also a guest toilet, as well as a storage room ideal for all kitchen and household items. An internal staircase from the living room leads to the first floor of the house, where there are 3 comfortable bedrooms, each with its own bathroom. In addition, two bedrooms are larger and each has access to a private, smaller balcony, while one bedroom is smaller and can be used as a children's bedroom or office space. **DESCRIPTION OF THE GARDEN:** Each house will have a private garden of 110m<sup>2</sup> where the central part in front of the covered terrace is occupied by a swimming pool, ideal for refreshing yourself during the warmer periods of the year. The yard of each house will be completely fenced and hidden from view. In front of the house there are two parking spaces with a prepared installation for electric vehicles, ensuring practicality and safety. Next to the pool there will be a space large enough for a potential summer kitchen or barbecue with seating. **ADDITIONAL INFORMATION:** \* The houses will be built with the most modern materials. \* They will be superbly equipped: heat pumps, ALU carpentry with three-layer IZO glass with electric blinds, underfloor heating in all rooms, air conditioning units in every room, burglar-proof doors, video intercom and video surveillance of the entire facility. \* Each house will have an energy efficiency rating of A+. \* The orientation of each house is east-west, which means that all rooms in the house will be rich in natural light throughout the day. \* The investor also installs solar panels on the flat roof of the houses, in order to contribute to the saving of living expenses during the stay in the building. **DEADLINES:** \* Start of construction at the end of the 9th month of 2024 \* Expected occupancy in the middle/end of 2025 This property represents an excellent opportunity for all those who are looking for smaller, but equally luxurious facilities that perfectly combine comfort, elegance and modern lifestyle. For more questions, necessary information or a wish to organize a tour of the villa and its location, please feel free to contact us. 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: 30711

## Additional contact info

Reference Number: 611340

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