

Raskošna villa u blizini boutique marine, Medulin, House



Seller Info

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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:	Raskošna villa u blizini boutique marine
Property for:	Sale
House type:	detached
Property area:	277 m ²
Lot Size:	1073 m ²
Number of Floors:	1
Bedrooms:	9
Bathrooms:	5
Price:	2,050,000.00 €
Updated:	Jun 05, 2024

Condition

Built:	2009
Last renovation:	2020

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Garage:	yes
Number of parking spaces:	2

Description

Description: It is with great pleasure that we present to you a luxurious villa in Volme of 277

m2 with six bedrooms and five bathrooms on three floors and with a garden of 800 m2, the total square footage of the property is 1,073 m2. It is only 200 m from the sea, and you can enjoy panoramic sea views from the balcony. The yard is meticulously decorated in a Mediterranean style, and is adorned with two terraces, a sunbathing area, a swimming pool with heated water and a spacious yard. The villa as well as the garden is refined and extremely well-maintained, and the entire property is under an alarm system. The villa is successfully rented for tourist purposes with the highest guest ratings, and its maintenance is taken care of by a well-coordinated team. We will present you with all the details about this exceptional villa built in 2009 that may be of interest to you. The villa was built for the personal needs of the investor, and the construction was made with high-quality materials and with special attention to all details, and was used for family vacations, and later for tourist rentals. It is luxuriously and designerly equipped with high-quality furniture and high-class household appliances. During the decoration, special attention was paid to matching the colors of the interior so that they provide a feeling of maximum comfort. On the ground floor, through a comfortable entrance hall, you can reach a pleasant and carefully arranged open space where there is a dining room with a spacious table for eight people and a living room, which is on a slightly lower level, separated by a couple of stairs. Right next to the dining room is an exceptionally equipped kitchen with all high-quality appliances that will help you enjoy the preparation of your culinary specialties with comfort and ease. On the same floor there are also two bedrooms decorated with a lot of attention and taste. They are equipped with king-size beds with high-quality mattresses, each with its own bathroom and access to the sun deck and pool, and there is also another guest toilet. Here we also have one apartment with a separate entrance, next to the main entrance to the house, which is equipped with a bedroom with a king-size bed with a high-quality mattress and one bathroom. A spacious and extremely bright open space area decorated with glass walls, a super comfortable massive modular sofa and a flat TV communicates with a garden of almost 800 m2. The yard was really created for the enjoyment of young and old, and it is decorated with a large yard with Mediterranean plants, several olive trees and palm trees, where children can play carefree, and adults can have fun. It has a stone-paved terrace with a handy summer kitchen and a modern American-style grill, on which there is one table for eight people. The terrace continues to a comfortable sunbathing area and a heated pool of 56 m2 with a salt water system (electrolysis) and an automatic cover, next to which there is also an outdoor shower. In another part of the garden, there is another separate terrace that can be reached from the dining room, where you can enjoy your peace with a good book or quality company with a glass of good wine and fine snacks and relaxing music, because there is also a table for eight here. And here we are back in the interior of the villa, where we will reach the stairs covered with refined wooden paneling to the first floor, where there is a tastefully decorated master bedroom equipped with a king-size bed with a high-quality mattress and an en suite bathroom with a hydromassage bathtub. This room has access to a balcony from which you can enjoy a panoramic view of the sunsets and

the bay of Paltana. From the highest point of the villa, we descend to the lowest, from the comfortable entrance hall, stairs lined with high-quality tiles will lead us to the basement floor of the villa, where there is a wealth of space for various purposes. This space is dominated by a room that the owners equipped for entertainment and socializing with their work corner. The possibilities of (re)purposing this space are really countless, from a refined wine cellar, to a SPA zone, a cozy children's playroom or, for example, a men's cave. There are also two connecting rooms, ideal for a family with small children, and one bedroom can easily be turned into a living room or a children's playroom, thus providing different possibilities of use. On this floor there is also a bathroom with a shower cabin and a room that serves as a storage and laundry room, a boiler room and a garage for two vehicles from which there is a direct entrance to the villa. We will highlight some other characteristics of this exclusive villa. It is characterized by high-quality materials in construction and decoration, as well as furnishing, both the villa itself and the garden and all its contents. All floors are covered with high-quality ceramic tiles or parquet, external ALU carpentry is high-quality three-chamber, blinds are adjusted by pressing a button, flat TV receivers with connection to satellite television are located in all bedrooms, as well as air conditioning units. On winter days, you will be able to choose between several heating options, you can heat the space with air conditioning or floor heating, or with gas central heating and radiators that are practically distributed throughout the villa. The entire property is surrounded by a brick fence, next to which is a refined and meticulously maintained natural green fence that protects your private parts from view and guarantees privacy and peace for relaxation, rest and enjoyment in the company of your loved ones. To ensure that your lawn is always green and the vegetation lush, there is an automatic irrigation system. This is a villa with high energy efficiency, as evidenced by its A+ energy certificate. The entire property, in the villa and in the garden, is covered by an excellent WIFI signal. Parking is provided in the garage, but also in parking spaces in front of the villa on a road with little traffic. Ownership as well as all documentation is in order. It was time to present the very place where this phenomenal property is located. Volme, also known as Pula's Beverly Hills, is a luxurious settlement with an abundance of villas and holiday homes. It is located 3 km away from Pula and 4 km from the southernmost point of the Istrian peninsula, the magnificent protected nature park Kamenjak, where you can enjoy countless natural beaches and coves adorned by the crystal blue sea, but also numerous bicycle paths, promenades, surf points... There are several fine restaurants and coffee bars, shops and fish markets, ATMs and pharmacies, gas station, and everything necessary for a pleasant life and a relaxed summer vacation, just a few minutes' walk or drive away. In Volme there is a boutique marina where there are moorings only for private vessels (no charter vessels), which is about 200 m from the villa and the beach, arranged with the intention of serving all property owners in this settlement, and at a distance of 400- a few meters from the villa. And finally, to summarize, this property will delight you as soon as you cross its threshold. The intelligently planned interior and its direct connection with the exterior of the villa make your stay extremely pleasant.

The quality of the work performed and the materials used, along with an attractive location, make this luxurious villa and its garden a rare opportunity on this part of the Istrian coast. Whether you're looking for the perfect place for your personal needs where you'll enjoy every aspect, or you're looking for an investment opportunity, you're in the right place. Zdenka Gold, licensed agent, at mobile number +385 98 353968 and Miro Jelaska, mediation assistant, at mobile number +385 91 1976285, are at your disposal for any additional information, as well as to arrange a viewing of this unique property. ID CODE: IS1512627

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