

## Istra, Medulin, okolica - luksuzna moderna vila udaljena samo 100 m od mora, Medulin, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
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About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),  
Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Medulin, okolica - luksuzna moderna vila udaljena samo 100 m od mora  
Property for: Sale  
House type: detached  
Property area: 320 m<sup>2</sup>  
Lot Size: 600 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 7  
Bathrooms: 5  
Price: 2,270,000.00 €  
Updated: Jul 15, 2024

### Condition

Built: 2023

### Location

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

## Permits

Ownership certificate:     yes



## Additional information

Energy efficiency:         A+

## Parking

Number of parking spaces:     3

## Description

Description:

In the very south of the Istrian peninsula, in the vicinity of charming Medulin, this extremely modern and luxurious villa is for sale, only 100 meters from the sea. The villa with a total area of 320 m<sup>2</sup> extends over 4 floors and consists of a basement, ground floor and 2 floors. The villa is characterized by large glass walls that provide large amounts of sunlight throughout the day and enable unforgettable views and sunsets. All floors are connected by a panoramic elevator, which adds an additional touch of luxury. In the basement of the villa there is a tavern with entertainment facilities. The ground floor consists of three bedrooms with their own bathrooms and access to the covered terrace and the pool area of 9x4 m<sup>2</sup> with an outdoor shower and a separate area where there is a hydromassage bathtub and a seating area. The first floor consists of a living room with a dining room and kitchen in an open concept, a pantry, a toilet and two large terraces with an enchanting view of the sea and Medulin Bay. The second floor consists of a master bedroom with its own bathroom, a spa and wellness room with a sauna and jacuzzi, and a balcony with a pergola that also offers a fantastic view of the sea. The high-quality detached villa was built according to all energy standards and is luxuriously furnished and equipped. In the fenced yard there is an overflow pool with the most modern water purification technology, a sunbathing area and parking spaces. The villa has two heat pumps, underfloor heating and an air conditioning system in each room separately. A fully fenced yard with an electric gate and video surveillance provide additional privacy and security. The villa is sold fully furnished and equipped with top-quality appliances and materials. Considering the attractive location of this unique property and the proximity of all essential amenities, the property is ideal both for vacation and housing as well as for rental for tourist purposes in its full potential. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the

pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible  
AGENCY ID CODE: 1136 ID CODE: 1136

### Additional contact info

Reference Number: 617048  
Agency ref id: 1136