

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
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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 m²
Lot Size: 600 m²
Number of Floors: 2
Bedrooms: 7
Bathrooms: 5
Price: 2,270,000.00 €
Updated: Nov 12, 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 m² 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 m² 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
Contact phone: 091 784 8083