

## ISTRA, MEDULIN - Moderna vila s panormaskim pogledom na more, Medulin, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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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 - Moderna vila s panormaskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	254 m <sup>2</sup>
Lot Size:	525 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	750,000.00 €
Updated:	Oct 14, 2024

### Condition

Newbuild:	yes
Last renovation:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	4
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## Description

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ISTRIA, MEDULIN - Modern villa with a wonderful panoramic view of the sea from all rooms, as well as a roof terrace with a breathtaking view. In one of the most visited tourist municipalities, Medulin, a house is for sale in an attractive location, which has been brought to the almost final stage of construction. The villa consists of a basement, ground floor and first floor and has a total living area of 254m<sup>2</sup>. **PROPERTY DESCRIPTION:** On the ground floor of the villa there is an entrance hall that separates the ground floor into a private room and a part for daily life. Thus, in the private part of the ground floor there is the first bedroom, one bathroom and a hallway with a staircase. In the living room of the villa, designed as an open space without partition walls, there is a space for a comfortable and larger living room, a space for a dining room sufficient for the whole family, and a slightly separate kitchen. What makes staying in this space special is not only its substantial surfaces and high ceilings, but also the large glass walls through which a greater amount of daylight penetrates into the space, which gives a feeling of warmth and luxury, and in addition, through the same glass wall, a wonderful view of the sea, as well as access to a garden with a swimming pool and a covered summer terrace. On the floor of the villa, which is accessed by an internal staircase, there are four comfortable bedrooms, each with its own bathroom, two of which have access to a terrace with a panoramic view of the sea. Here is also access to the roof part of the villa, which can actually be a roof terrace with the possibility of setting up a Jacuzzi or any additional content of your choice. The view from the roof terrace, simply put, is breathtaking, it is a maximally open view of the sea with a wonderful view towards the sunset and all the Kvarner islands, then with a view towards Velebit and all the way to Cape Kamenjak in Premantura. **DESCRIPTION OF THE GARDEN:** The villa's yard is completely surrounded by a wall, and has also been brought to an almost final stage. A comfortable pool of 9 m x 3.80 m is located in the garden, which also has its own room for pool equipment. What we must not forget to mention is that the sea can already be seen from the garden of the villa. On the garden plot, the future owners have to choose the type of outdoor flooring, pool covering and style of technology, lighting and part of horticulture. As you can see in the pictures, the villa is almost finished, it has been installed: external facade and carpentry (with automatic shutter lifters), remote controlled entrance gate, underfloor heating, final stage of floors and walls before floor coverings or wall paint are installed, almost landscaped garden and swimming pool. The house is sold at this stage, so future owners can adapt the interior design to their wishes and needs. All utilities have been paid and all rough work has been done, as well as part of the fine work, all that remains is to finish the house according to your taste and enjoy your own dream property. Future owners do not have to worry too much about finding workers for the finishing works, because the current owners offer the possibility of hiring the same workers who built the house from the beginning, and who are familiar with every detail of the property. The same contractor, according to your wishes and needs, can carry out the total amount of all the additional work required to finalize the property, down to the furniture itself, within just a few

days. 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: 32042

### Additional contact info

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