

## Istra, Medulin, vila sa pogledom na more, Medulin, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Istra, Medulin, vila sa pogledom na more
Property for:	Sale
Property area:	280 m <sup>2</sup>
Lot Size:	498 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Cellar:	yes
Price:	750,000.00 €
Updated:	Aug 20, 2024

### Condition

Newbuild:	yes
Condition:	Kept

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water



## Parking

Number of parking spaces: 2

## Description

Description: We offer for sale this beautiful villa with a sea view. The villa is only 2 km from the sea and 800 m from the center of Medulin. The villa covers an area of 280 m<sup>2</sup> and consists of a basement, ground floor and first floor. In the basement of the villa there is a bathroom and a proctor for a technical room. On the ground floor there is an open space concept kitchen, dining room and living room with a view of the sea. There is also a guest room with a bathroom on the ground floor. kitchen, dining room and living room with windows that allow plenty of daylight and direct access to the pool terrace. It is important to note that the ceiling height is 2.78, which makes the space even more comfortable. There is also an additional bedroom with a bathroom on the ground floor. On the first floor there are 4 bedrooms, each with its own bathroom, and the two southern bedrooms have access to a common balcony with a beautiful view of the sea. On the first floor there are 4 bedrooms, each with its own bathroom, two rooms have access to the terrace with a beautiful view of the sea. The villa is not completely finished. The electricity is installed in the house, and only the final stage with the installation of switches and sockets remains. The external facade is finished. The insulation of the facade is 11 cm. PVC joinery with double glazing and mosquito nets is installed. The water is already in the house, and it needs to be carried through the entire house. The floors are ready for installation of ceramics or parquet. If necessary, existing contractors can complete the turnkey villa. The location of this villa is outstanding. If you want to live in a luxurious villa with a sea view and enjoy comfort and peace, this villa is an exceptional opportunity. Custom ID: DI-254

Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### **Additional contact info**

Reference Number: 633799  
Agency ref id: DI-254  
Contact phone: +385 (91) 268-2467