

## ISTRA, MEDULIN - Ekskluzivna moderna vila na mirnoj lokaciji, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Ekskluzivna moderna vila na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	175 m <sup>2</sup>
Lot Size:	420 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	950,000.00 €
Updated:	Oct 19, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking	3
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spaces:

## Description

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ISTRIA, MEDULIN - Exclusive modern villa located in an attractive location close to the beaches and the town center We proudly present this first-class and highly luxurious villa located in an attractive location, only 300m from the beaches and within easy reach of all necessary amenities. It is a luxury villa that perfectly combines modern design with a high level of comfort. The villa is equipped with the highest quality materials and the most modern technological solutions in order to ensure a high level of luxury, comfort and comfort, which makes it an outstanding property for year-round living and vacation. Take advantage of this opportunity and become the owner of this almost perfect villa, which will enchant you upon arrival. DESCRIPTION OF THE VILLA: In addition to the numerous high-quality elements of this villa that we would like to highlight, it is important to mention that the villa consists of a total of 175m<sup>2</sup> of living space, and is spread over two floors, the ground floor and the first floor. On the ground floor of the villa there is an entrance hall with a space for a wardrobe, which then leads us into an extravagant living room, designed according to the "open space" system, without partition walls. Here you have the opportunity to spend your time in the spacious living room that occupies the central part of the ground floor, which is perfect for relaxing after an active day and for spending time with friends and family. Directly connected to the living room are a spacious dining room, enough for the whole family, and a modern and superbly equipped kitchen with an island. What adorns the ground floor of the villa are generous movable glass walls, which uncompromisingly connect the interior of the villa with the outdoor courtyard space. This achieves a feeling of infinity in the communication between the interior of the villa and the landscaped garden. Thus, with direct access from the living room, you can access the covered terraces and the swimming pool with the beach and sunbathing area. An internal staircase leads to the upper floor of the villa, where there are three luxurious and spacious bedrooms, each of which has its own bathroom and direct access to the covered terrace. From the same terrace there is a view of the sea and the sunset, which makes it ideal for drinking a glass of your favorite wine at the end of an active and busy day. DESCRIPTION OF THE GARDEN: The same level of attention in quality and design is devoted to the exterior of the villa. Accessing the fenced yard from the paved road with the help of an electric gate welcomes you with a parking lot for 3 cars, which can be covered according to the wishes or needs of the future owners. The main part of the garden is hidden from everyone's view, all in order to ensure the maximum level of privacy and peace. In this part of the garden, you have the opportunity to swim in a heated pool of 6mX3m (18m<sup>2</sup>) with a water electrolysis system (salt water). Next to the pool there is a sunbathing area and a beach. Next to the pool is the already mentioned summer covered terrace, as well as an additional terrace with a summer kitchen and barbecue, which is an ideal place for relaxation and fun with friends and family. We must point out that the courtyard of the villa is decorated with numerous Mediterranean plants that provide a special atmosphere

during your stay in the open air. So you have the opportunity to enjoy the view towards 120-year-old olive trees and numerous palm trees. The greenery is taken care of by an automatic irrigation system for easier maintenance. As additional contents of the garden, there are also: an outdoor shower, a storage room under the stairs, as well as an external storage room for the boiler and heat pump.

**ADDITIONAL INFORMATION:** \* The ownership of the villa is in order, owner 1/1, no encumbrances. \* The villa is sold furnished as shown in the pictures. \* The furniture in the villa is custom-made exclusively for this villa, with attention paid to every detail. \* Every room in the villa has air conditioning, and every room has its own TV, including the kitchen. \* Underfloor heating is installed in all rooms of the villa. \* The villa is equipped with electric blinds and mosquito nets on all windows and doors. \* High-quality video surveillance and an alarm system with sensors have been installed for security and privacy. \* The substation has already been installed and connected, and the use permit is expected by May 2025.

**LOCATION DESCRIPTION:** The villa is located in one of the most sought-after parts of the city of Medulin. It is a location that makes the stay particularly pleasant and unique, and apart from the beauty of the villa itself and its location, an additional reason for this is that it is located in the surroundings of similar valuable properties, which makes its location even more luxurious. In addition, the villa is only 300m away from the first beach, and future owners have the opportunity to choose other beaches for which Medulin is famous, which are only 4 minutes away by car or bicycle from the villa. If you are looking for a property that will represent an ideal home for your family or an ideal investment opportunity, this villa is the right choice for you. All the necessary amenities are only a few minutes' drive from the villa, so the first shops are only a 2-minute drive away, numerous restaurants and cafes are a 3-minute drive away, a safe marina for private boats is only a 4-minute drive away, as and numerous other elements essential to today's modern family. In short, this villa represents an ideal combination of luxury and comfort, as well as an ideal combination of a perfect family home and real estate that fits uncompromisingly into real estate with the goal of developing luxury tourism, all with an almost guaranteed return on investment. For any additional questions, necessary information or wish to organize a tour of the villa and its location, please feel free to contact us at any time. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32899

## Additional contact info

Reference Number: 635848  
Agency ref id: 32899  
Contact phone: +385 95 576 8337