

## ISTRA, MEDULIN - Luksuzna klasična vila 50 metara od plaže, Medulin, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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City: Rijeka  
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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 - Luksuzna klasična vila 50 metara od plaže
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	670 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	4
Price:	1,980,000.00 €
Updated:	Sep 30, 2024

### Condition

Built:	2010
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### 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:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA, MEDULIN - Luxury classic villa 50 meters from the beach Vrh or the tip of Istria, as it is commonly called, belongs to one of the most tourist towns on the peninsula and one of the twenty most famous tourist destinations on the Adriatic - Medulin. Rich cultural past Medulin, once a small fishing village, has a favorable geographical position, well-protected port and fertile hinterland, have contributed to its economic development. Part of the municipality of Medulin are also smaller towns Banjole, Pješčana uvala (known for its sandy beaches), Pomer, Premantura, Vinkunar and Vintijan. Part of the town of Medulin is also a small peninsula Vižula, which is an archaeological site and since 1974 is under the protection of cultural heritage monuments. In one part of the municipality of Medulin, a luxury classic villa 50 meters from the beach is for sale. The villa is located on a landscaped garden surrounded by a stone wall and wrought iron fence and a high hedge that provides privacy to its owners. An irrigation system has been installed for watering the lawn, and there is also a swimming pool and an outdoor fireplace in the yard. The villa spreads over three floors; basement, high ground floor and first floor. In the basement of the villa there is a living room connected to the kitchen, billiard table, two toilets, room for heat pumps, pantry, laundry, wellness area (sauna and jacuzzi), toilet and shower. The ground floor has a living room with kitchen and dining area with access to the terrace overlooking the sea, a large bedroom with private bathroom which also has access to the terrace, a reading room and a toilet. Upstairs there is a children's room and two large bedrooms, each with its own bathroom and wardrobe and access to the terrace from which you can enjoy the sea view in the shade of a pergola. This high quality and south oriented villa is the perfect place to relax and unwind (categorized with 5 stars) or family life. OPPORTUNITY!!! 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: 13441

## Additional contact info

Reference Number: 646901  
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