

## Medulin - moderna vila s bazenom, 290 m2, Medulin, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Medulin - moderna vila s bazenom, 290 m2
Property for:	Sale
House type:	detached
Property area:	290 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	10
Bathrooms:	6
Price:	670,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	In preparation
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### Parking

Number of parking	4
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spaces:

## Description

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Kaiser Immobilien presents an excellent opportunity in Medulin. Just ten kilometers south of Pula, the largest city on the Istrian peninsula, widely known for the most important monument, the Arena Amphitheater, is the center of tourist life - Medulin! A place that has absolutely all the attributes you need for a comfortable life in a mild Mediterranean climate. The entire wealth of diversity will intrigue everyone's curiosity. Regardless of whether you are a fan of peace and quiet or a busy summer buzz. In just such a location, where you are only a few minutes away from the center and the first beaches by car, this special villa with a modern design is located on a completely fenced plot of 500 m<sup>2</sup>. It has an area of 300m<sup>2</sup> and extends through the basement, ground floor, first floor and attic, which below offers access to the roof terrace. You can choose a basement with a toilet. On the ground floor, there is an open space intended for the kitchen, dining room and living room, from which there is an exit to the covered terrace and the beach of the 35m<sup>2</sup> swimming pool with a view of the sea. The ground floor also contains one bedroom and a bathroom. The first floor consists of four bedrooms with attached bathrooms, one of which has access to a terrace with an unmissable view of the sea. Unobstructed, open and the most beautiful view of the sea and Medulin in the palm of your hand crawls from the attic of the villa where there is another terrace. High-quality PVC joinery, which provides plenty of sunlight, perfectly highlights the high ceilings that give the impression of spaciousness and luxury. The property is sold in the phase of high Roh Bau, in the phase of completion is the installation of the second phase of electricity and water. Enjoy the charms of untouched nature and an authentic lifestyle that blends with the modern one full of selected activities. This beautiful villa is a great investment that guarantees a safe, stable and quick return on investment if you want to engage in tourist rentals. For more information, feel free to contact the agent. ID CODE: 112-004

## Additional contact info

Reference Number: 648524  
Agency ref id: 112-004