

## ISTRA, MEDULIN - Moderna vila villa s panoramskim pogledom na more i 100 metara od palaža, Medulin, House



### Seller Info

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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
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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 villa s panoramskim pogledom na more i 100 metara od palaža
Property for:	Sale
House type:	detached
Property area:	186 m <sup>2</sup>
Lot Size:	207 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	830,000.00 €
Updated:	Oct 22, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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## Description

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ISTRIA, MEDULIN - Modern villa with a panoramic view of the sea, located only 100m from the first beach. This first-class modern villa is located in an attractive and sought-after location in the city of Medulin, located only 100m from the first beach and only a few steps from the famous Medulin waterfront. This is a first-class modern villa that contains everything you need for a unique stay experience and perfect moments to remember. Take advantage of this opportunity and become the owner of a first-class modern villa!

**DESCRIPTION OF THE VILLA:** It is a modern villa that consists of a total of 186.30 m<sup>2</sup> of living space, and extends over three floors, the ground floor and two floors. On the ground floor of the villa there is a bright and airy living room, a modern and superbly equipped kitchen, a spacious dining room ideal for the whole family in an "open space" area without partition walls. On the ground floor, there is an additional guest toilet, as well as a storage room ideal for all household items. From the living room there is access through sliding glass walls to a large covered terrace ideal for relaxing after an active day. Here you have the opportunity to prepare your favorite delicacies on the grill, and have fun with family and friends. The internal staircase leads to the first floor of the villa, where there are two bedrooms and a bathroom, while on the second floor of the villa there is an additional master bedroom with its own bathroom. What adorns the master bedroom is access to a beautiful private covered terrace from which a panoramic view of the Medulin Bay and the sea extends, while towards the end of the day you have the opportunity to enjoy a unique view of the sunset. What we must highlight is the fact that all the bedrooms have a wonderful view of the sea, perfect for your mornings.

**DESCRIPTION OF THE GARDEN:** The villa is located on a plot of 207 m<sup>2</sup>, and we must highlight the owner's ingenuity and interesting solutions that maximized the use of every square meter of the yard. So already at the entrance itself, with the help of an electric gate, there is enough parking space for 3 cars, which the future owners have the opportunity to cover. In addition to the already mentioned summer terrace with barbecue, there is also a sunbathing area ideal for relaxing, as well as enough space to build a swimming pool. The yard is completely fenced, and is safe for the carefree fun and games of your youngest family members.

**ADDITIONAL INFORMATION:** \* The property is in order, 1/1 owner, the villa has all the necessary documentation. \* The villa is sold furnished. \* Each room has air conditioning. \* The villa is equipped with underfloor heating. \* High-quality PVC joinery was installed.

**LOCATION DESCRIPTION:** The villa is located on a plot only 100m from the beautiful beaches of Medulin and one of the most famous walks. It is a first-class location that offers the perfect combination of peace and privacy with luxury and uniqueness. In fact, we can say that the villa is almost on the first row to the beach, while still offering its future owners the maximum level of peace and privacy. In addition to everything we have mentioned, it is important to point out that all the facilities needed for everyday safe and peaceful family life are located just a few steps from the villa or only a 3-minute easy drive away. Just a few minutes' easy walk from the villa separates you from the promenade, where you have the opportunity to taste numerous domestic and foreign dishes in a wide

range of numerous restaurants, as well as having the opportunity to have fun in numerous bars and drink quality morning coffee in numerous cafes. Due to its exceptional location and modern design, this villa represents an ideal opportunity for a safe and peaceful family life, a perfect and unique vacation or a rare opportunity for an investment in the direction of renting for tourist purposes, with a safe return on investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 34320

### Additional contact info

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