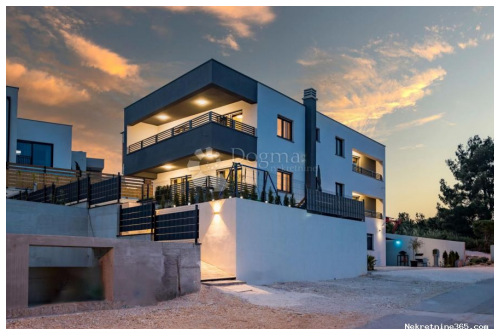


## Stambena oaza, 100 metara do mora, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Stambena oaza, 100 metara do mora
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	130 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	15
Bathrooms:	5
Price:	1.00 €
Updated:	Oct 28, 2024

### Condition

Built:	2022
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### Location

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

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	5
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### Description

**Description:**

In the idyllic Medulin, just 100 meters from the sea, this extraordinary luxury villa represents the perfect blend of modern design and natural beauty. With a spacious area of 360 m<sup>2</sup>, the villa spans three luxurious floors, while the 130 m<sup>2</sup> garden offers plenty of space for relaxation and outdoor enjoyment. On the ground floor, you are welcomed by an elegant living room featuring a stunning wood-burning fireplace, creating a warm and cozy atmosphere, perfect for family gatherings and evening entertainment. Large windows provide ample natural light and offer unobstructed views of the outdoor space, while glass walls open up to the terrace and garden, creating a seamless connection between the interior and exterior. One of the main highlights of this villa is the impressive heated pool of 40 m<sup>2</sup>, located in the center of the garden. This pool is a true oasis for refreshment on hot summer days, making it an ideal spot for sunbathing or hosting gatherings. Equipped with two outdoor solar showers, the pool offers added convenience, and the solar panels used for water heating make this space environmentally friendly and energy-efficient. Each floor of the villa features thoughtfully designed layouts that ensure maximum functionality and privacy. On the upper floors, you will find luxurious bedrooms, each with its own en-suite bathroom, equipped with modern amenities and elegant details. Spacious terraces offer beautiful views of the sea and are perfect for enjoying morning coffee or evening sunsets. The villa is fitted with high-quality PVC joinery, and electric shutters with insect screens on the windows provide additional comfort and protection from the sun and insects. All modern amenities are included, and the space is designed with a focus on comfort and aesthetics. The surrounding area further enriches the villa, with the beach just a two-minute walk away. This exceptional location provides easy access to all the charms of Medulin, including restaurants, cafes, shops, and numerous water activities. This luxury villa is not just a home; it is a lifestyle that offers an unparalleled living experience by the sea. Enjoy every moment spent in this beautiful space, where modern elegance meets nature. Don't miss the opportunity to become the owner of this perfect retreat, ideal for relaxation, enjoyment, and creating cherished memories! ID CODE: IS1514135

**Additional contact info**

Reference Number: 664797  
Agency ref id: IS1514135