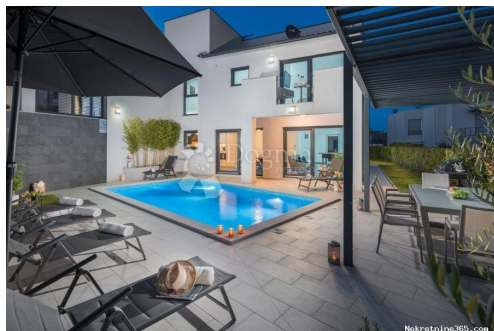


## LUKSUZNA I MODERNA VILLA, Medulin, House



### 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  
Fax: +385 51 341 081  
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:	LUKSUZNA I MODERNA VILLA
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	350 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	995,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Last renovation:	2018

### 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 spaces:	7
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### Description

**Description:**

This beautiful holiday home with an attractive and modern design is located in the famous tourist town of Medulin, near the sea. It is furnished with quality style furniture and meets the highest standards of modern tourism. On the ground floor there is a living room with a view of the pool, a kitchen and a bathroom, and on the upper floor there are 4 bedrooms and three bathrooms. In the basement of the house there is a space for hanging out with a lot of board games for both adults and children. The house has another additional one-bedroom apartment that can be rented separately if you decide to engage in tourism. Here you will surely enjoy the beautiful panoramic view of the sea and the sunsets, from the bedroom. On the ground floor of the house there is also a special corner intended for the entertainment of your youngest. From the living room, you go out to the terrace, in the continuation of which there is a sunbathing area ideal for relaxation and a 25m2 swimming pool where you can look for refreshment during hot summer days. What should be emphasized: -Outdoor shower - Jacuzzi - 10 cm of facade insulation - climate inverter for heating and cooling - video surveillance and alarm system with sensors - automatic irrigation of green areas - solar panels for hot water heating The mentioned house represents a very rare and attractive real estate due to its content, quality, location and proximity to all accompanying facilities, and offers the future buyer the possibility of enjoying it in terms of family life, as well as engaging in the catering activity of renting and very fast return of invested funds. ID CODE: IS1510763

**Additional contact info**

Reference Number: 671640  
Agency ref id: IS1510763