

## ISTRA, PREMANTURA - Vila s bazenom na najjužnijoj točki Istre - POGLED NA MORE!!, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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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, PREMANTURA - Vila s bazenom na najjužnijoj točki Istre - POGLED NA MORE!!
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	668 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	1,200,000.00 €
Updated:	Oct 30, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	Luxury villa with pool for sale - SEA VIEW!! This villa with a pool is located in
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Premantura in the best location in Istria. Premantura is the southernmost place in Istria and ends with Cape Kamenjak - a nature park adorned by kilometers of developed coastline with the most beautiful beaches in this part of the Mediterranean Sea. The beaches are pebbly and rocky and offer an intimate corner to anyone looking for a bit of peace and expansive views, beautiful blue, sunrises and sunsets, turquoise colors, pine forests. This villa is only a few minutes' walk from the first beach of its kind on Cape Kamenjak, which offers sunrise, morning sunbathing and afternoon enjoyment in the shade. On the other hand, on the west coast of Kamenjak, you can find morning hiding in the shade and afternoon sunbathing and sunset. Numerous facilities for children, cafes and restaurants by the sea, cycling, walking, running, endemic plants, educational facilities such as the dinosaur path and various other facilities adorn this wonderful nature park. As a small place, Premantura offers an escape from the daily hustle and bustle of larger cities and offers gourmet, educational and entertainment facilities for children and adults, and it will certainly not disappoint you with its style of a small Istrian place by the sea, relaxed temperament, pleasant neighborhood and sunny days will welcome you during all year round and you will be glad that you chose this particular place for your new home and place for rest and vacation. The villa is spread over three floors. On the ground floor there is a kitchen and dining room, one bedroom and a bathroom. From the kitchen you can go out to two covered terraces, one connects the house with a swimming pool and sun deck, while the other has a barbecue and seating for enjoying the afternoon shade with family and friends. An internal staircase leads us to the 1st floor, where there are two bedrooms, each with its own bathroom and a covered terrace, while the larger 'master' bedroom has a bathroom with a sauna. On the third floor there is a spacious living room and bathroom. The living room leads to a large terrace with a beautiful panoramic view of the greenery and the sea. The stated price refers to the existing condition, while the "turnkey" price is EUR 1,500,000. For more information, feel free to contact us with confidence. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34610

## Additional contact info

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