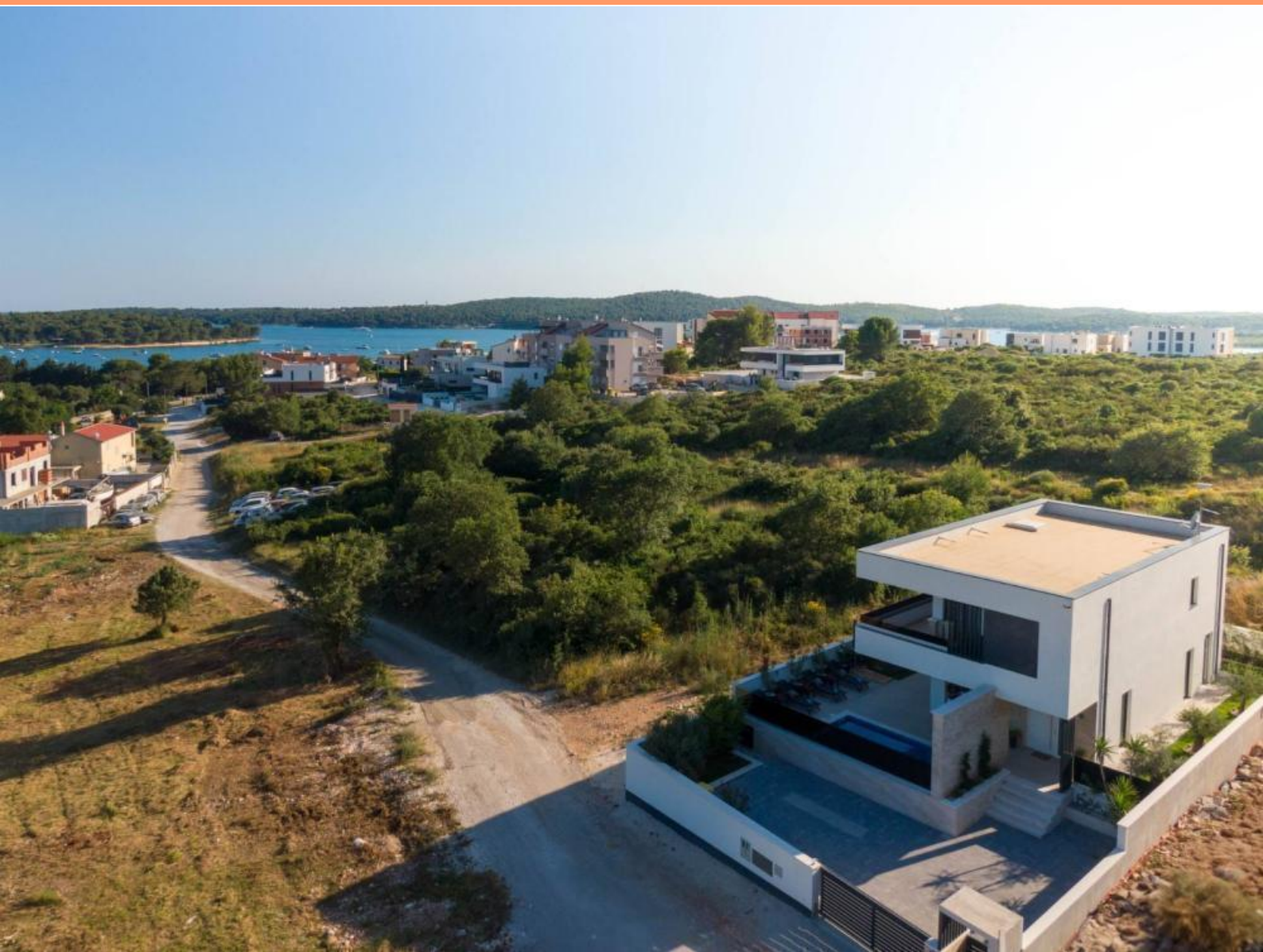


Villa

Medulin, Istria



| | |
|------------------------|---------------|
| Ref | RE-U-32899 |
| Type | Villa |
| Region | Istria > Pula |
| Location | Medulin |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 300 m |
| Floorspace | 175 sqm |
| Plot size | 420 sqm |

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info@adrionika.com
www.adrionika.com

Villa

Medulin, Istria



| | |
|-------------------------|-----------|
| No. of bedrooms | 3 |
| No. of bathrooms | 3 |
| Price | € 950 000 |

Exclusive Modern Villa in a Prime Location Near the Beach and Town Center in Medulin!

We proudly present this first-class, luxury villa situated in a highly desirable location, just 300 meters from the beach and within easy reach of all necessary amenities. This exquisite villa flawlessly combines modern design with a high level of comfort. Equipped with top-quality materials and the latest technological solutions, it offers unparalleled luxury, convenience, and comfort, making it an extraordinary property for year-round living or vacationing.

Take advantage of this opportunity to own this nearly perfect villa, sure to captivate you from the moment you arrive.

VILLA DESCRIPTION: Among the many outstanding features of this villa, it is important to note that it offers a total of 175m² of living space, spread across two levels: the ground floor and the first floor.

On the ground floor, you'll find an entrance hall with a designated space for a wardrobe, leading into an extravagant open-concept living area with no partition walls. Here, you can spend your time in the spacious living room, the centerpiece of the ground floor, perfect for relaxing after an active day and socializing with family and friends. The living room seamlessly connects to a large dining area, suitable for the entire family, and a modern, fully-equipped kitchen with an island.

What makes the ground floor of this villa particularly special are the large sliding glass doors that effortlessly connect the interior with the outdoor courtyard, creating a sense of endless space. From the living area, you have direct access to covered terraces, as well as the pool area with a sunbathing deck.

An internal staircase leads to the upper floor of the villa, where three luxurious and spacious bedrooms are located, each with its own en-suite bathroom and direct access to a covered terrace. The terrace offers stunning views of the sea and sunset, making it the perfect spot to enjoy a glass of your favorite wine at the end of a busy day.

OUTDOOR SPACE: Equal attention to quality and design has been given to the villa's exterior. Upon entering the gated courtyard from the paved road via an electric gate, you are greeted by parking for three cars, which can be covered if desired by the future owners.

The main part of the courtyard is hidden from view, ensuring maximum privacy and tranquility. Here, you can enjoy a swim in the heated 6x3m pool (18m²) with a saltwater electrolysis system. Next to the pool is a sunbathing area and a beach.

Adjacent to the pool is the aforementioned covered summer terrace, as well as an additional terrace with a summer kitchen and barbecue, making it an ideal space for relaxation and entertaining friends and family.

The villa's courtyard is landscaped with a variety of Mediterranean plants, creating a special atmosphere during outdoor activities. You can enjoy views of 120-year-old olive trees and numerous palm trees. The greenery is maintained by an automatic irrigation system for easy upkeep.

Additional outdoor features include an outdoor shower, storage space under the stairs, and an exterior storage room for the boiler and heat pump.

ADDITIONAL INFORMATION:

- The villa has clear ownership, with a single owner and no encumbrances.
- It is sold fully furnished, as shown in the photos.
- The furniture was custom-made exclusively for this villa, with attention to every detail.
- Every room in the villa has air conditioning, and each space is equipped with its own TV, including the kitchen.
- Underfloor heating is installed throughout the villa.
- The villa features electric shutters and mosquito nets on all windows and doors.
- For security and privacy, a high-quality video surveillance and alarm system with sensors has been installed.
- The transformer station has already been installed and connected, with the occupancy permit expected by May 2025.

LOCATION DESCRIPTION: The villa is located in one of the most sought-after areas of Medulin. This location not only enhances the beauty and unique charm of the villa but also places it among similarly valuable properties, adding to its luxury. Moreover, the villa is just 300 meters from the nearest beach, with other famous beaches in Medulin just a 4-minute drive or bike ride away.

If you are looking for a property that could serve as the perfect home for your family or a prime investment opportunity, this villa is the right choice for you. All necessary amenities are just a short drive away, with the nearest shops 2 minutes away, numerous restaurants and cafes 3 minutes away, and a secure marina for private boats just 4 minutes away, along with many other essential elements for today's modern family.

In summary, this villa represents an ideal blend of luxury and comfort, as well as a perfect combination of a family home and a property seamlessly integrated into the luxury tourism market, offering a nearly guaranteed return on investment.

For any further questions, additional information, or to arrange a viewing of the villa and its location, feel free to contact us at any time.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Villa

Medulin, Istria



Villa

Medulin, Istria



Price per m²:
5429 €

Average price/m² of this type
in this region:
3604 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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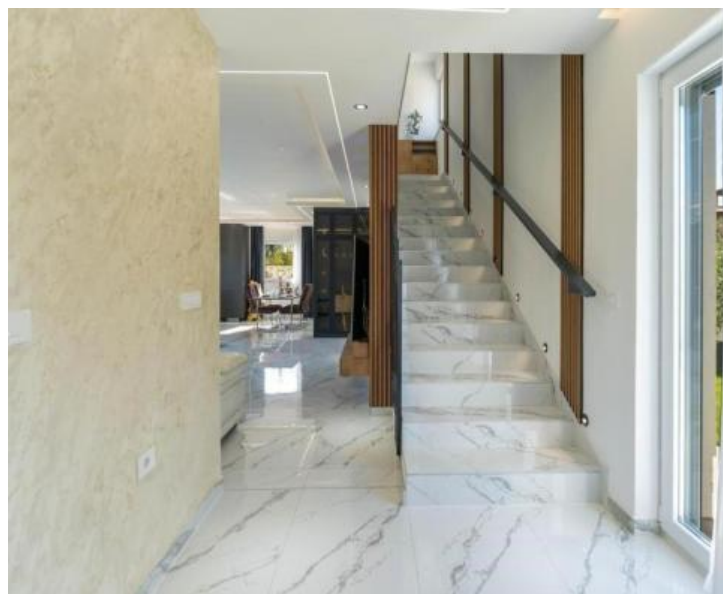
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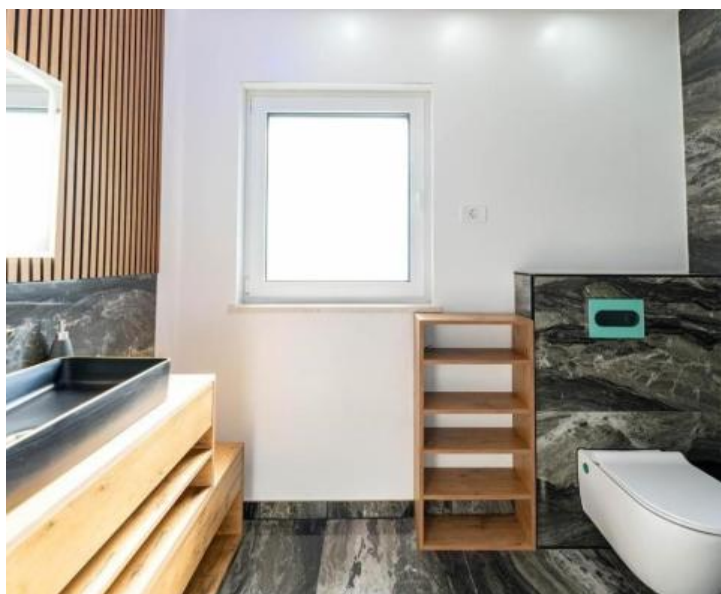
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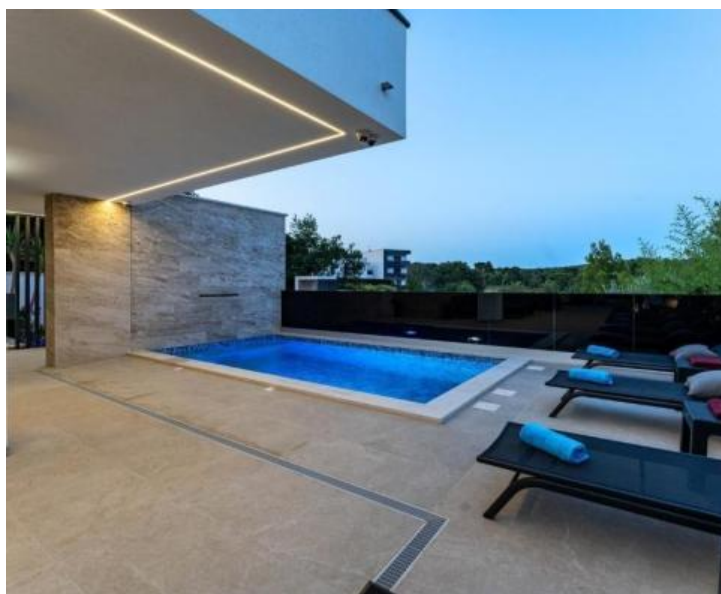
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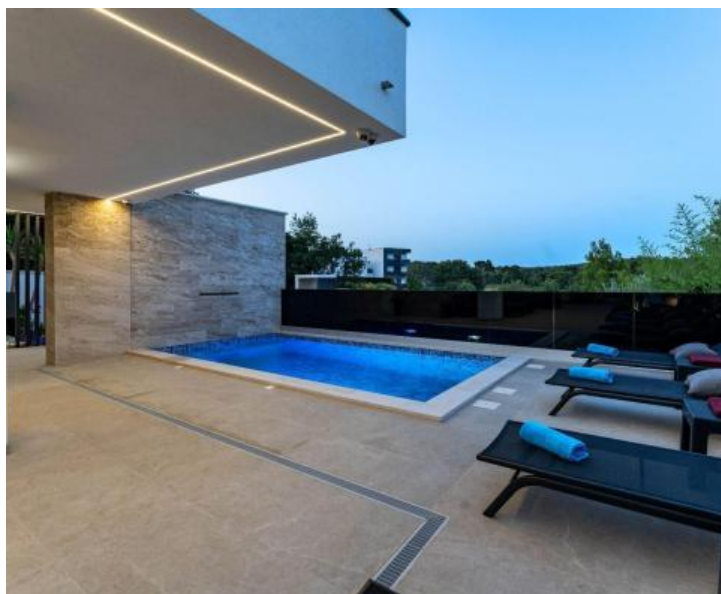
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