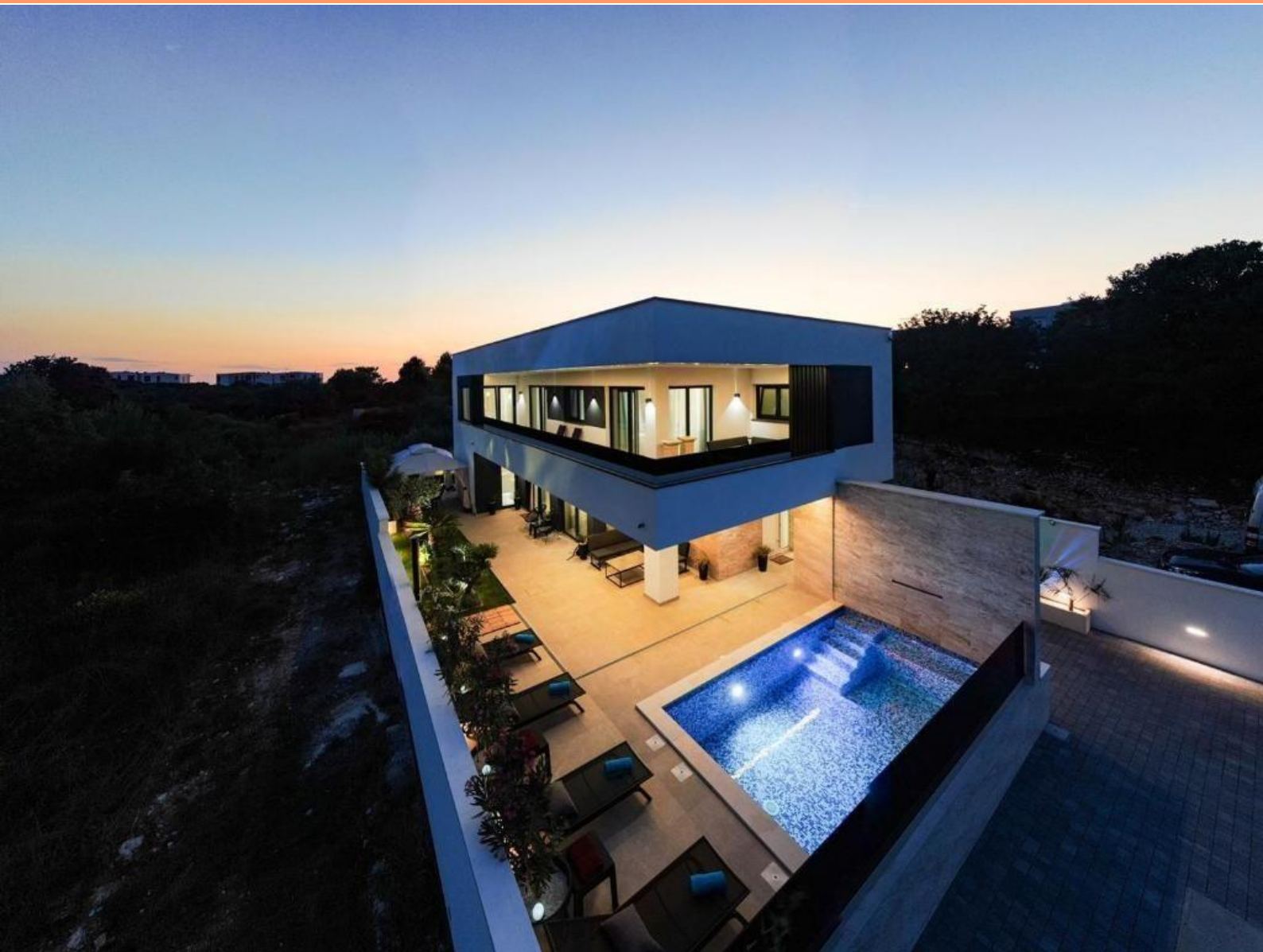


# Villa

## Medulin, Istria



|                        |               |
|------------------------|---------------|
| <b>Ref</b>             | RE-U-37068    |
| <b>Type</b>            | Villa         |
| <b>Region</b>          | Istria > Pula |
| <b>Location</b>        | Medulin       |
| <b>Front line</b>      | No            |
| <b>Sea view</b>        | Yes           |
| <b>Distance to sea</b> | 300 m         |
| <b>Floorspace</b>      | 175 sqm       |
| <b>Plot size</b>       | 420 sqm       |

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## Medulin, Istria



|                         |           |
|-------------------------|-----------|
| <b>No. of bedrooms</b>  | 3         |
| <b>No. of bathrooms</b> | 3         |
| <b>Price</b>            | € 750 000 |

### Luxury Villa in Medulin - Modern Elegance Just 300m from the Beach!

This **exceptional luxury villa** is situated in a **prestigious location in Medulin**, just **300 meters from the beach** and close to all essential amenities. Designed to **blend contemporary architecture with maximum comfort**, this stunning property features **premium materials and cutting-edge technology**, making it an ideal home for year-round living or a dream vacation retreat. Don't miss the opportunity to own this **breathtaking villa**, a property that captivates at first sight.

#### Villa Description

Spanning **175 m<sup>2</sup> of living space** across two floors, the villa boasts an **open-concept design** that maximizes light and space. The **ground floor** features an **entrance hall** with a wardrobe area, leading into a **spacious living room** designed with an open layout, seamlessly connecting to the **dining area** and a **high-end modern kitchen with an island**. Floor-to-ceiling **movable glass walls** create a seamless transition between the **indoor living area and the outdoor courtyard**, enhancing the sense of openness and luxury. The **outdoor area** includes **covered terraces, a sunbathing area, and a heated swimming pool**, perfect for relaxation and entertaining.

An **elegant staircase** leads to the **upper floor**, where you will find **three luxurious bedrooms**, each with its **own en-suite bathroom** and **direct access to a covered terrace**. From the terrace, enjoy **panoramic sea views** and breathtaking sunsets, creating the perfect setting to unwind with a glass of wine after a long day.

#### Outdoor Space & Garden

The villa's **exterior design** mirrors its interior elegance, ensuring both **privacy and exclusivity**. The **fenced yard**, accessed through an **electric gate**, offers **parking for three cars**, with an option to cover the parking area as per the new owner's preferences. The **hidden garden area** provides a **peaceful retreat**, featuring a **heated saltwater pool (6m x 3m)**, a **sunbathing deck**, and a **summer kitchen with a barbecue**—an ideal space for hosting guests.

The villa is surrounded by **Mediterranean landscaping**, with **century-old olive trees and palm trees**, enhancing the outdoor ambiance. An **automatic irrigation system** ensures easy maintenance, while additional amenities include an **outdoor shower, storage spaces, and a dedicated boiler and heat pump room**.

#### Key Features & Additional Information

- **Fully furnished** with **custom-made furniture** designed exclusively for this villa

# Villa

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- **Underfloor heating** throughout the property
- **Air conditioning** in every room, with TVs in all bedrooms and the kitchen
- **Electric blinds and mosquito nets** on all windows and doors
- **High-end security system**, including **video surveillance and motion-sensor alarms**
- **Legal documentation in order**, with a **1/1 clean ownership title**
- **Substation already installed**, with a **use permit expected by May 2025**

### Prime Location in Medulin

Situated in **one of Medulin's most desirable areas**, the villa is surrounded by **high-end properties**, adding to its exclusivity. With the **beach just 300 meters away**, future owners can enjoy easy access to **Medulin's renowned coastline**, with additional beaches **just a 4-minute drive or bike ride away**.

The villa is **conveniently located near all essential amenities**, including:

- **Shops** – 2-minute drive
- **Restaurants & cafes** – 3-minute drive
- **Private marina for boats** – 4-minute drive

This property is an **outstanding investment opportunity**, offering an **ideal family home** while also being perfectly suited for **luxury tourism development**, ensuring a **high return on investment**.

For more details or to schedule a private tour, **contact us today!**

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



Price per m<sup>2</sup>:  
4286 €

Average price/m<sup>2</sup> of this type  
in this region:  
3604 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

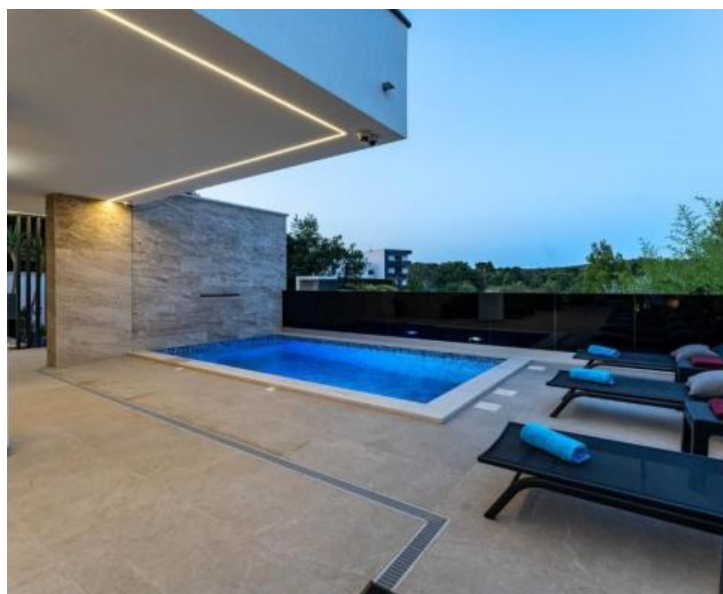
Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



# Villa

## Medulin, Istria



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# Villa

Medulin, Istria

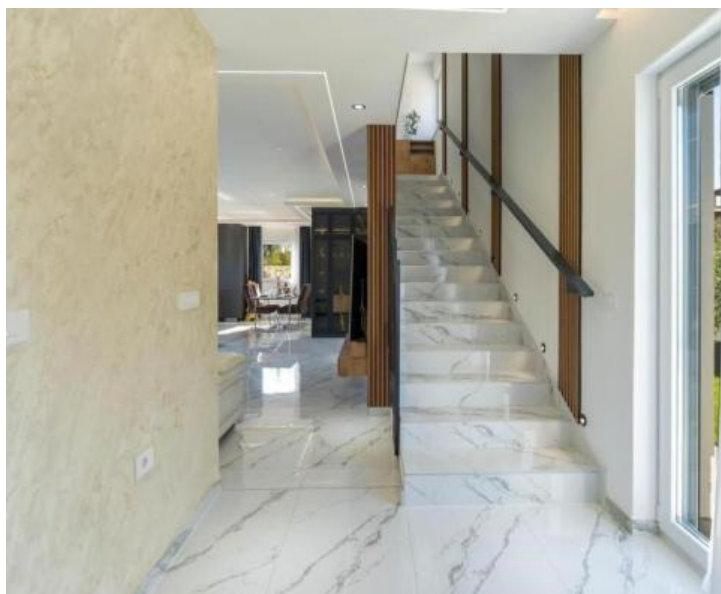


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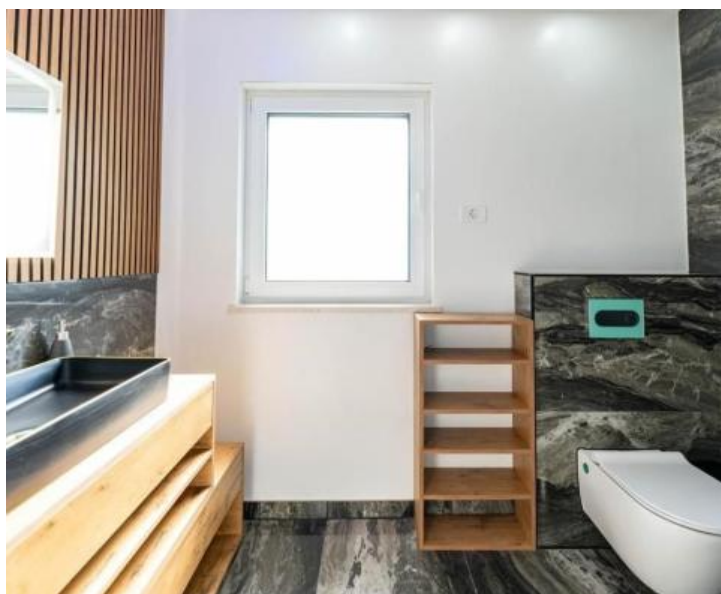
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## Medulin, Istria



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