



Newly built luxury villa in Medulin

570.000 €

2.280 €/m²

In Medulin, in an attractive location, just 1 km from the first beaches is a modern villa for sale. The villa was built in 2019 on three floors with a living area of ~~250~~ 250 sqm on a plot of 322 sqm.

The ground floor consists of a spacious living room with a fireplace, a dining room with access to a west oriented terrace, a modern kitchen and a toilet.

On the first floor are four spacious, stylish bedrooms and en suite bathrooms. On the second floor is a master bedroom with a private bathroom and a spacious 78 sqm terrace offering a fantastic view of the sea and the city. Particular attention was paid to the interior and materials during construction.

In the yard surrounded by the Istrian stone wall are a sitting area, sunbathing area and a beautiful pool of 21 sqm with an automatic treatment system, which is architecturally aligned with the walls of the villa in such a way that they form a unit. Three parking spaces are provided within the yard.

Air-conditioners with inverters, underfloor heating on the ground floor and all bathrooms and central heating with solar panels are used for heating and cooling the property. The floors in the villa are of high-quality ceramics and the outside joinery is PVC. A + energy certificate was obtained.

The distance from the center is 1 km, the airport in Pula is 13 km and those in Venice are 278 km. The closest highway entrance is 10 km away.

Summary

Location	Medulin	Property ID	2198
Price	570.000 €	Type	house
Area	250 m ²	Land area	322 m ²
Bedrooms	6	Bathrooms	5
Parking spaces	3	Parking spaces (garage)	-

Floor	ground floor	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.280 €	Tax	3%
Energy certificate	A+	Subtype	detached, family house, villa

Distances

Center	1000 m
Sea	900 m
Pula airport	13 km
School	650 m
Venezia airport	278 km
Near a bigger city	10 km
Store	400 m
Transportation	350 m

[View original listing](#)

