

VIP House in Medulin - Luxury and Privacy

680.000 €
2.586 €/m^2

This exclusive new building with a swimming pool in Medulin offers the perfect combination of luxury, privacy and the opportunity to personalize the interior. Located on a quiet hill in a cul-de-sac, with a view of the sea from the first floor and a southern orientation, the house is filled with natural light, creating the perfect ambience for relaxation and enjoyment.

Main features:

- Area: 263 m² of living space on a plot of 525 m², ideal for a family or luxury rental
- Layout: 5 bedrooms and 5 bathrooms for maximum guest comfort
- Pool and garden – Experience the peace and luxury of a private pool away from the crowds, perfect for relaxing and socializing
- Underfloor heating – Comfort throughout the year
- High roh bau – An opportunity to finish according to your own taste, with our help in the final works

Location for VIP Lifestyle

The house has quick access to the ACI Pomer Marina, and the port in Medulin for yacht owners, while the sports airport is only 4 km away - perfect for those who prefer private flying.

Medulin is one of the most sought-after Istrian destinations, known for its superb offer and exclusive real estate. However, Medulin is not only luxury, but also a destination with a soul. Enjoy the rich offer of restaurants, dynamic nightlife and local events that give this place a special charm. For a special experience, it is best to spend the day on the famous island of Levan, which you can reach by speedboat in just 5 minutes – a hidden paradise with sandy beaches, ideal for enjoying nice bars and relaxing with friends.

Lovers of recreation will find the most beautiful cycling routes that lead along the Ližnjan sea towards Šišan and through the pristine nature of the Kamenjak Nature Park.

Investment Potential

With an expected annual rental income of 65.000€ to 79.000€, this property represents a top investment in Medulin, attractive to influencers, VIP families and those who want to combine luxury with profitability.

Opportunity for Personalization

The house is sold in the high-roh bau stage, giving you the option of adapting the final decoration to your style and needs. Our team can help you with the finishing touches, creating a real VIP home tailored to your needs.

Summary

Location	Medulin	Property ID	2554
Price	680.000 €	Type	house
Area	263 m²	Land area	525 m²
Bedrooms	5	Bathrooms	5
Parking spaces	3	Parking spaces (garage)	-
Floor	semi basement	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.586 €	Real estate transfer tax	3%
Energy certificate	A+	Subtype	detached, family house, villa

Distances

Sea	2 km
Kindergarten	1.6 km
School	1.4 km
Transportation	1.2 km
Store	1.8 km
Medulin	950 m
Pula	10.6 km
Pula airport	14.1 km
Venezia airport	278 km

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2KM