

## ISTRIA ADRIA

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<b>Code :</b>	12356
<b>Location :</b>	Medulin
<b>Building size :</b>	320 m2
<b>Lot size :</b>	615 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	150 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 1.100.000 €

We are selling a new, modern, and high-quality villa located just 150m from the sea!

The ground floor of the house consists of an impressive open space living room that extends all the way to the highest point of the house, complemented by large glass walls for plenty of natural light, as well as a kitchen, dining area, utility room, toilet, and a bedroom with its own bathroom.

On the first floor, there are three bedrooms, each with its own bathroom.

The entire house features underfloor heating, Daikin air conditioning, Italian ceramics, and parquet flooring in the bedrooms.

There is a 120m2 rooftop terrace with installations for a hot tub and summer kitchen.

The house offers a sea view from the rooftop terrace.

There is ample parking space for four cars.

For more information, we are at your disposal:

