

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12887
Location :	Medulin
Building size :	311 m2
Lot size :	780 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 2.700.000 €

Istra - Medulin, impressive villa by the forest with a sea view

Located in a peaceful and prestigious area in Medulin, next to a forest and with an unobstructed view of the sea and greenery, this impressive modern villa with a total living area of 311 m² is for sale, built in 2024. The villa has never been rented out for tourist purposes.

Layout by floors:

Ground floor: spacious entrance hallway with a wardrobe, two bedrooms with en-suite bathrooms, guest toilet, large parking area.

First floor: open-plan living room with kitchen and dining area leading to a large terrace with stunning panoramic sea views, master bedroom with private bathroom.

Lower floor: outdoor area with a 38 m² swimming pool (electrolysis, hydro massage), sunbathing area, landscaped garden, a 90 m² apartment (living room, dining area, two rooms - bedrooms, bathroom) with direct access to the pool. On the same level, there is also a 50 m² room that can serve as a wellness area, wine cellar, or according to the desires of the new owners.

Technical features:

7 Mitsubishi air conditioning units,

underfloor heating with a heat pump,

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installations for solar panels,

water well (depth 90 m),

Sto brand façade (grain size 0.5),

electric shutters,

video and alarm system.

Documentation:

1/1 ownership,

building and occupancy permits,

energy certificate A+.

for more information: