

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071



Code :	14391
Location :	Medulin
Building size :	187.68 m2
Lot size :	606 m2
Garden size :	0.00 m2
Distance from center :	1500 m
Distance from sea :	500 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.650.000 €

Surrounded by nature, this elegant villa offers comfort and privacy for all family members. It spans two levels – ground floor and first floor – with a total area of 187.68 m² (net 164.85 m²) and provides the perfect balance of modern comfort and Mediterranean charm.

The villa features a large landscaped garden. On the ground floor, it consists of a technical room, a toilet, a spacious living room with a dining area, and a separate kitchen. Large glass walls open up to the outdoor terrace and the impressive heated pool measuring 3 x 23 m. Internal stairs lead to the first floor of the villa, where there are three spacious bedrooms (all with access to the terrace), a hallway, two bathrooms, and a large covered terrace.

The garden is carefully landscaped with Mediterranean plants such as lavender, rosemary, oleander, fruit trees, kiwi, and Indian lilac, while an automatic irrigation system ensures their lasting beauty. The exterior features a dining table, a 4x4 m pergola, a barbecue, and a summer kitchen, along with a seating area and a sunbathing area with loungers, perfect for fully enjoying the tranquil surroundings.

Security is guaranteed with an alarm system, video intercom, and electronic lock with a keypad. The interior is adorned with oak parquet flooring with underfloor heating, while a pleasant climate is maintained by BOSCH devices in every room.

Parking is provided for three cars, with automatic gates to the

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yard.

The villa is located in an excellent area, in a peaceful environment, yet close to the sea and beaches.

For more information, please