ISTRIA ADRIA
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Code :	15039
Location :	Medulin
Building size :	169 m2
Lot size :	450 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.088.000 €

For sale are exclusive duplex villas located just 200 meters from the sea, which perfectly blend modern design with the natural surroundings.

The villas feature top-notch functionality and luxury, offering everything needed for a comfortable family life or as an investment for tourist rentals.

The villa, with an area of 169 m2, includes a ground floor and two upper floors. The ground floor consists of an entrance, a guest toilet, and a spacious living room with a kitchen and dining area. From the living room, there is access to a terrace and garden where you will find a private pool with a sunbathing area for relaxation. Stairs lead to the first floor, which has 2 bedrooms with en-suite bathrooms and a balcony. The second floor includes a hallway, a bedroom with a bathroom, and a large terrace featuring a jacuzzi.

Technical specifications:

- Underfloor heating with a heat pump in all rooms
- Air conditioning units (split system) in all rooms
- Aluminum and PVC joinery
- Ventilated facade: a combination of stone and compact system

With modern design, quality materials, and top-notch equipment, these villas provide the perfect balance of privacy, comfort, and luxury – ideal for those seeking a coastal property with a high standard of living.

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The villa has parking for two vehicles.

For more information, we are at your service