

## ISTRIA ADRIA

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|                               |         |
|-------------------------------|---------|
| <b>Code :</b>                 | 15399   |
| <b>Location :</b>             | Medulin |
| <b>Building size :</b>        | 340 m2  |
| <b>Lot size :</b>             | 747 m2  |
| <b>Garden size :</b>          | 0.00 m2 |
| <b>Distance from center :</b> | 900 m   |
| <b>Distance from sea :</b>    | 1200 m  |
| <b>Number of floors :</b>     | 2       |
| <b>Number of bedrooms :</b>   | 5       |
| <b>Number of rooms :</b>      | 5       |
| <b>Number of bathrooms :</b>  | 4       |
| <b>Seaview :</b>              | Yes     |
| <b>Parking :</b>              | Yes     |
| <b>Air conditioning :</b>     | Yes     |
| <b>Energy efficiency :</b>    | A+      |
| <b>Year of construction :</b> | 2018    |

Price : 1.299.000 €

For sale is a luxury villa in Medulin, with a total living area of

340 m<sup>2</sup>, located on a plot of 747 m<sup>2</sup>.

The villa consists of:

Ground floor (164.72 m<sup>2</sup>):

Entrance porch and terrace

Hallway with staircase

Bedroom

Bathroom

Study room

Laundry room

Large living room with kitchen.

Direct access to the heated swimming pool (45 m<sup>2</sup>).

Tavern with summer kitchen, table football and barbecue

First floor (132.64 m<sup>2</sup>):

Staircase and hallway

4 bedrooms

3 bathrooms

Spacious balcony.

Additional features:

Air conditioning

Underfloor heating throughout the living area

Wood stove

100 m<sup>2</sup> roof terrace with panoramic views and seating area

Heated private pool (5x10 m)

Built-in charcoal barbecue

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Heat pump for the pool

Sea view.

3 parking spaces in front of the house.

Electric vehicle charging station (16 A) directly in the house.

Location:

900 meters to the center of Medulin

1200 meters on foot or by car to the beach.

This villa offers luxurious living space, in a quiet and attractive location near the sea!

For more information, please