

ISTRIA ADRIA
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Code :	15851
Location :	Medulin
Building size :	650 m2
Lot size :	845 m2
Garden size :	0.00 m2
Distance from center :	1500 m
Distance from sea :	100 m
Number of bedrooms :	7
Number of rooms :	7
Number of bathrooms :	8
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 1.200.000 €

We present an exceptional investment opportunity in an attractive location in Mukalba, just a short distance from the sea and approximately 100 meters from the nearest public beach.

The project involves the construction of two modern luxury villas, situated at an elevated position of approximately 15 to 18 meters above sea level. Thanks to the location and spatial conditions, the villas offer a stunning panoramic view of the sea and the bay, unobstructed by any nearby structures.

A special value of this project is the fact that both villas have obtained the necessary building permits and approvals, allowing the future investor to expedite the project realization and avoid the lengthy process of obtaining permits.

The project is designed in a contemporary Mediterranean style, featuring clean architectural lines, large glass surfaces, and carefully selected natural materials. The spaces are designed to provide maximum comfort, privacy, and enjoyment of the sea view.

Villa A

Villa A has a total net area of 297.32 m² and a gross construction area of 342.12 m². It is located on a plot of 425.13 m² and is designed as a building with a basement and two above-ground floors.

A swimming pool with a water surface of 9.80 m² is planned, and

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the villa is situated at an elevation of approximately 15 meters above sea level. Large terraces and outdoor spaces further emphasize the connection between the interior and the surrounding environment and the sea.

Villa B

Villa B offers an even larger area of 351.77 m² net, or 407.19 m² gross construction area. It is located on a plot of 420.75 m² and is designed as a building with a basement and three above-ground floors.

A swimming pool with a water surface of 12.33 m² is planned, while the villa is situated at an elevation of approximately 18 meters above sea level, providing a particularly attractive view of the sea.

The total net area of both villas amounts to 649.09 m², while the total land area is 845.88 m².

The villas are designed as luxury residences that can be intended for private living, vacationing, or exclusive tourist rental. The combination of large living space, proximity to the beach, panoramic views, and modern architecture gives the project significant investment potential.

The project is particularly interesting for investors seeking the opportunity to build and subsequently sell luxury villas, develop tourist rentals, or make a long-term investment in real estate in an attractive seaside location.

Location:

Mukalba offers a peaceful and pleasant environment while being close to all essential amenities and attractive Istrian destinations.

The beach is located just approximately 100 meters away, while the elevated position of the plots ensures an open view of the sea.

This is a rare opportunity for an investor looking to realize a project of luxury villas in an attractive seaside location, with documentation already resolved and a significantly shortened path to the start of construction.

Project Features:

- Two luxury villas
- Total of 649.09 m² net area
- Total of 845.88 m² land area
- Approximately 100 m from the beach
- Elevated position of 15-18 m above sea level

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- Panoramic and unobstructed sea view
- Obtained building permits
- Project documentation ready for realization
- Two swimming pools
- Modern Mediterranean architecture
- Excellent potential for luxury tourist rental and investment

For additional information and viewings, please