

## ISTRIA ADRIA

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<b>Code :</b>	06237
<b>Location :</b>	Medulin
<b>Building size :</b>	340 m <sup>2</sup>
<b>Lot size :</b>	747 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<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