

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08407
Location :	Medulin
Building size :	600 m ²
Lot size :	1750 m ²
Garden size :	0.00 m ²
Distance from center :	800 m
Distance from sea :	1200 m
Number of floors :	3
Number of bedrooms :	12
Number of rooms :	12
Number of bathrooms :	15
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 1.200.000 €

We are selling a 5 star holiday villa in a prime location in Medulin.

The ground floor consists of a kitchen with a large bar-bar made of stone, a large living room divided into 2 sections with high ceilings designed to meet the requirements of the restaurant, 2 bedrooms and bathrooms.

On the first floor there are 3 bedrooms, 2 bathrooms, kitchen, enclosed loggia (winter garden) of 20 m², open terrace with staircase to exit to the ground floor.

On the second floor with a loft there are 3 more bedrooms, 2 bathrooms, kitchen and terrace with a beautiful view of Medulin and the sea panorama.

The villa also has a large basement.

The whole villa is fully equipped with new furniture. The owners received a 5-star categorization solution for a 10-bed holiday home and 2 extra beds this year and plan to start renting.

One of the special features is that it is located on a large and landscaped plot of 1951 m².

The plot is fully fenced with a high wall for almost complete privacy while staying on a beautifully landscaped garden full of greenery.

There are 4 additional buildings used on the plot for various purposes. In one there is a jacuzzi and sauna, in the other there is a fully equipped fitness area, in the third and largest there is a ground floor apartment with kitchen, bathroom, open room for day and night stay and winter garden.

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The fourth building has a mini studio apartment with laundry, bathroom and 2 extra showers.

There are also smaller facilities for storing tools and apparatus for maintaining the yard.

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