

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	09560
<b>Location :</b>	Medulin
<b>Building size :</b>	169 m2
<b>Lot size :</b>	450 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	200 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	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.

**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

The villa has parking for two vehicles.

For more information, we are at your service: