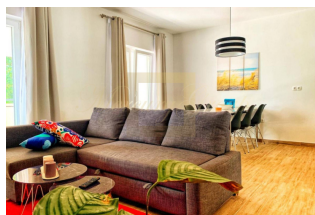




**Medulin, a beautiful villa with 3 apartments, a swimming pool, and a garden**

*Croatia, Istria*

|                        |                  |
|------------------------|------------------|
| <b>Price:</b>          | <b>€ 670 000</b> |
| <b>Object type</b>     | House            |
| <b>Market</b>          | New building     |
| <b>Bedrooms</b>        | 5                |
| <b>Number of rooms</b> | 5                |
| <b>Land area</b>       | 600 m2           |
| <b>Area</b>            | 280 m2           |
| <b>Category</b>        | For sale         |



Not far from Medulin is this beautiful villa of approx. 280 m2 with three apartments categorised as 4\*. The villa consists of a ground floor and a first floor. It has a total of four residential units.

On the ground floor, there is one apartment of 75 m2 with a kitchen, dining room, and living room; two bedrooms, each with its own bathroom; and a studio apartment of 30 m2. At the request of the new owner, the entire ground floor can be converted into one apartment of 115 m2, since the apartments are separated by a knauf wall and can easily be combined into one.

There are two apartments on the first floor. The 48 m2 apartment has a kitchen with a dining room and one bedroom with a bathroom. The apartment of 75 m2 has a kitchen with a dining room and a living room, two bedrooms with bathrooms, and a terrace with a view of the outdoor pool.

The pool has a surface area of 26 m2 and a depth of 1.5 m. Around the pool, there is a sunbathing area, an outdoor fireplace, and a shower.

The villa has parking for 4 cars inside the yard and another 2 to 3 parking spaces in front of the building.

It has air conditioning for heating and cooling in every room. Each bedroom has an additional toilet. Each apartment has a balcony or terrace.

The villa is located in a small fishing village and is a 5-minute walk from the first beaches. All amenities for everyday life are nearby.

An ideal opportunity for lovers of nature and peace. An excellent investment in the form of a tourist rental.

For more information, feel free to contact us.



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