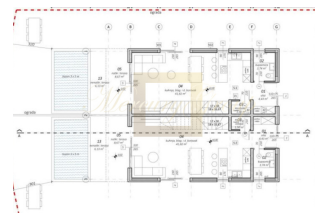




**Istria, Medulin, modern
 semi-detached villa in an attractive
 location close to the beaches**

Croatia, Istria

Price:	€ 760 000
Object type	House
Market	New building
Bedrooms	3
Number of rooms	3
Land area	110 m2
Area	110 m2
Category	For sale



We present a new project of semi-detached villas in an attractive and sought-after location in the unmissable town of Medulin. It is a project of 4 semi-detached villas in a quiet location, only 500 m from the beaches and 400 m from all the facilities necessary for a safe and peaceful everyday life. With its attractive location, this apartment offers a combination of comfort and luxury.

It is a semi-detached house consisting of a total of 110.15 m2 of living space, divided into two floors. On the ground floor of the house, there is a smaller entrance hall with a wardrobe space, which then leads us into the living room of the "open space" concept. There is a kitchen, a spacious dining room, and a living room, from which you can access the outside covered terrace and the pool with the help of a large sliding glass wall. With the same glass walls, the investor wants to ensure the penetration of natural light into the space, so that it exudes greater airiness and luxury. In the already mentioned vestibule of the house, there is also a guest toilet, as well as a storage room ideal for all kitchen and household items.

An internal staircase from the living room leads to the first floor of the house, where there are 3 comfortable bedrooms, each with its bathroom. In addition, two bedrooms are larger and each has access to a private, smaller balcony, while one bedroom is smaller and can be used as a children's bedroom or office space.

Each house will have a private garden of 110 m2 in which the central part in front of the covered terrace is occupied by a swimming pool, ideal for refreshing yourself during the warmer periods of the year. The yard of each house will be completely fenced and hidden from view. In front of the house, there are two parking spaces with a prepared installation for electric vehicles, ensuring practicality and safety.

Next to the pool, there will be a space large enough for a potential summer kitchen or barbecue with seating.

The house will be built with the most modern materials and equipped with heat pumps, ALU carpentry with



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three-layer IZO glass with electric shutters, underfloor heating in all rooms, air conditioning units in every room, security doors, video intercom and video surveillance of the entire building. Each house will have an energy efficiency rating of A+. Also, thanks to its east-west orientation, every house is abundant with natural light throughout the day. The investor also installs solar panels on the flat roofs of the houses, to contribute to the saving of living costs during the stay in the building, and later even to the elimination of electricity costs completely.

The planned start of construction is September 15, 2024. year, and expected occupancy in the middle/end of 2025.

This property represents an excellent opportunity for all those looking for smaller but equally luxurious properties that perfectly combine comfort, elegance, and a modern lifestyle.

For more questions, necessary information, or a wish to organize a tour of the villa and its location, please feel free to contact us.

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