ID: 2482

PRESTIGIOUS VILLA ON THE SEA WITH A UNIQUE VIEW

Pješčana Uvala, Medulin

4,490,000 €
6,068 €/m^2







The municipality of Medulin is located in the very south of the Istrian Peninsula on the coast. Medulin, once a fishing village, is now a modern tourist center that has emerged as one of the most desirable tourist destinations in Croatia in the last ten years, as evidenced by the highest number of overnight stays in recent years.

Precisely in Pješčana Uvala, one of the more luxurious settlements within the municipality of Medulin, there is this luxury villa in the first row to the sea with an area of 740 m2. It extends over four floors, the basement of the property includes a spacious garage of 100 m2 in which three vehicles can be comfortably parked, a boiler room for the swimming pool, an office room,

and three storerooms, a tavern with a fireplace and prepared installations for setting up a kitchen and a sauna.
On the first floor, there is a spacious luxury apartment consisting of two bedrooms, two meticulously designed bathrooms, a unique kitchen, a pantry, a spacious living room with a dining area and an additional living room with furniture and a glass wall that offers an open view of the sea and an exit to the outdoor covered terrace next to which there is a 45 m2 swimming pool, sunbathing area, outdoor shower, another covered terrace where there is a barbecue, a garden and an outdoor dining area with a movable canopy. The pool has salt water with a hydromassage area, waterfalls, three pumps and a device for swimming against the water current.
The second floor consists of two residential units, each of which consists of a kitchen, living room and dining area, two bedrooms and two bathrooms, as well as an extremely spacious terrace of approx. 80 m2, which also offers an irreplaceable open view of the sea and the surrounding area. greenery.
On the third floor there are also two residential units in which there are very spacious open spaces with a sleeping area, a kitchen, a living area with a dining area, a bathroom and a spacious terrace of approx. 90 m2 with a unique view of the sea that can offer you very few properties in such an exceptional location.
The heating of the property is regulated through an internal ventilation system and high-quality and economical central heating connected to solar panels. In the basement of the villa there are pumps with a tank of 500 l of water that is heated and supplies each residential unit separately. Each housing unit has its own electricity and water meters, the facility also has three-phase electricity and a total leased capacity of 27 kW. The prestigious villa has carpentry ordered from Switzerland with aluminum electric shutter lifters, a thermal facade with a thickness of 8 cm in the parts where it is located, while in other parts it is covered with hand-hewn Istrian stone, it also has high-quality burglar-proof entrance doors and fences covered with special materials so that the object breathed and was maximally protected from salt because of the proximity to the sea. The garden consists of various carefully maintained plants, perennial olive trees, palm trees, figs, vines, lawns with underground irrigation, and other plants that provide us with great privacy in an inconspicuous location just a few meters from the entrance to the sea.

Due to its irreplaceable location, high-quality equipment, surface area, luxury content, the said villa represents a great potential for future buyers and offers the possibility of engaging in the catering activity of renting, which would significantly speed up the return of invested funds or the enjoyment of the same for a prestigious family life close to all the accompanying facilities and beaches.

FOR ALL OTHER INFORMATION, CALL AT:
+385981748680

ID: 2482

dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

Summary

LOCATION	Pješčana Uvala, Medulin	PROPERTY ID	2482
PRICE	4,490,000 €	TYPE	Villa

Extra features

- Terrace
- Pantry
- Garden
- Yard
- Sea View
- Garage
- Access road
- Tavern
- Swimming pool

Infrastructure

- Electricity
- Water
- Sewerage

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