



DAMAC d.o.o.

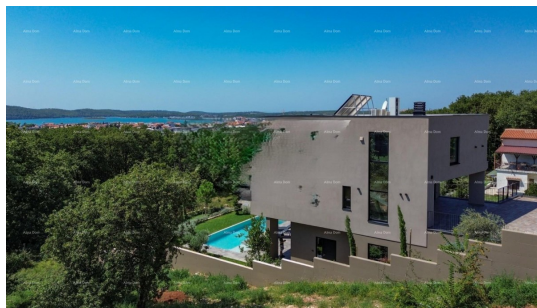
## ALMA DOM INVEST

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<b>Code :</b>	24043
<b>Location :</b>	Medulin
<b>Building size :</b>	311 m <sup>2</sup>
<b>Lot size :</b>	780 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 2.700.000 €

Istra - Medulin, impressive villa by the forest with a sea view

Located in a peaceful and prestigious area in Medulin, next to a forest and with an unobstructed view of the sea and greenery, this impressive modern villa with a total living area of 311 m<sup>2</sup> is for sale, built in 2024. The villa has never been rented out for tourist purposes.

Layout by floors:

Ground floor: spacious entrance hallway with a wardrobe, two bedrooms with en-suite bathrooms, guest toilet, large parking area.

First floor: open-plan living room with kitchen and dining area leading to a large terrace with stunning panoramic sea views, master bedroom with private bathroom.

Lower floor: outdoor area with a 38 m<sup>2</sup> swimming pool (electrolysis, hydro massage), sunbathing area, landscaped garden, a 90 m<sup>2</sup> apartment (living room, dining area, two rooms - bedrooms, bathroom) with direct access to the pool. On the same level, there is also a 50 m<sup>2</sup> room that can serve as a wellness area, wine cellar, or according to the desires of the new owners.

Technical features:

7 Mitsubishi air conditioning units,

underfloor heating with a heat pump...