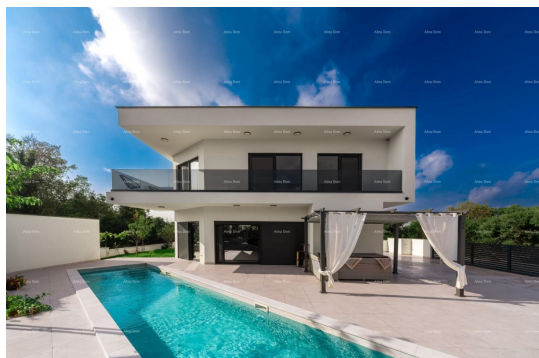




Code :	30044
Location :	Medulin
Building size :	187.68 m2
Lot size :	606 m2
Distance from center :	1500 m
Distance from sea :	500 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	2
Year of construction :	2025
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 1.650.000 €

Surrounded by nature, this elegant villa offers comfort and privacy for all family members. It spans two levels – ground floor and first floor – with a total area of 187.68 m² (net 164.85 m²) and provides the perfect balance of modern comfort and Mediterranean charm.

The villa features a large landscaped garden. On the ground floor, it consists of a technical room, a toilet, a spacious living room with a dining area, and a separate kitchen. Large glass walls open up to the outdoor terrace and the impressive heated pool measuring 3 x 23 m. Internal stairs lead to the first floor of the villa, where there are three spacious bedrooms (all with access to the terrace), a hallway, two bathrooms, and a large covered terrace.

The garden is carefully landscaped with Mediterranean plants such as lavender, rosemary, oleander, fruit trees, kiwi, and Indian lilac, while an automatic irrigation system ensures their lasting beauty. The exterior features a dining table, a 4x4 m pergola, a barbecue, and a summer kitchen, along with a seating area and a sunbathing area with loungers, perfect for fully enjoying the tranquil...