



## Istria, Medulin: Luxury villa with sea view and wellness

### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1.16

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Istria
Ciudad:	Medulin
Publicado:	01/06/2026
Descripción:	
Location:	Istarska županija, Medulin, Medulin.

Located in a peaceful and attractive part of Medulin, this modern villa offers a perfect combination of elegance, privacy and comfort. The property is only 1.7 km from the sea, making it ideal for buyers who want a luxurious lifestyle close to the coast.

The villa is positioned on a spacious plot and includes four bedrooms, five stylish bathrooms, a private infinity pool, a sauna, a hot tub, a landscaped garden and a terrace with a sea view. Every detail has been carefully planned to ensure a high level of comfort and functionality.

The interior is fully equipped and features a modern kitchen with Bosch appliances, air conditioning in all rooms, a washing machine and a flat screen TV with satellite channels. The heating and cooling system is energy efficient and ensures comfortable temperatures throughout the year. It includes a Biodom heat pump BioBlock 19M, underfloor heating and fan coils that allow precise temperature control, quiet operation and low energy consumption.

The villa provides private parking and easy access to outdoor activities such as cycling. The surroundings offer a relaxing natural environment while still being close to all essential amenities. The location is excellent with quick access to the Pula Amphitheatre at 11 km, beautiful beaches at 1.7 km and Pula Airport at only 13 km.



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This property is a fantastic option for a luxury holiday home, a permanent residence or a high quality real estate investment with strong rental potential.

Medulin is one of the most attractive destinations in Istria, known for its long coastline, clear sea and welcoming atmosphere. The town offers beaches, restaurants, marinas and natural walking paths that attract visitors year round. Its proximity to Pula and excellent infrastructure makes it ideal for families, investors and anyone looking for an exclusive Mediterranean lifestyle.

Property viewings are available upon signing a mediation agreement, which serves as the legal basis for all further steps related to the purchase process, in accordance with the Real Estate Brokerage Act. In the event of a completed sale, the agency commission amounts to 3% + VAT and is charged at the signing of the pre-contract or the final purchase agreement.

Your satisfaction is our mission. We look forward to future collaboration.

<https://alphaluxegroup.com>

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## **Común**

Dormitorios:	4
Baños:	5
Pies cuadrados terminados:	400 m2
Tamaño del lote:	495 m2

## **Room details**

Total rooms:	6
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## **Building details**

Outdoor Amenities:	Pool
Número de plantas:	2



## Rental details

Furnished: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/RVY-T3775/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RVY-T3775/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 284988

