



Istria, Banjole: Modern villa near the sea

Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	EUR 799,000

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Medulin
Posted:	Feb 09, 2026
Description:	
Location:	Istarska županija, Medulin, Banjole.

Set in one of Banjole's most desirable coastal zones, this contemporary semi-detached villa offers outstanding comfort, refined modern design and a prime location just steps from the beach. Spread across three levels, the home features bright interiors, spacious terraces and carefully planned outdoor areas ideal for year-round living.

The ground floor includes two comfortable bedrooms, two bathrooms, a technical room, a laundry area and a guest toilet. One of the bedrooms opens directly onto a covered terrace with views of the pool. A spacious 41 m² summer kitchen provides the perfect space for outdoor dining and relaxing with family and friends.

The first floor is dedicated to daily living and features a generous open-concept layout combining the living room, dining area and a modern kitchen. Large glass doors open to a sunny terrace equipped with a jacuzzi and a stunning open sea view. An additional bathroom enhances comfort on this floor.

The top floor includes two large bedrooms, each with its own bathroom, as well as a private terrace offering panoramic coastal views. The height and orientation of this level provide exceptional light and privacy.

The villa offers high-quality technical features including underfloor heating throughout, a heated pool



with thermal cover, solar water-heating preparation, multiple air-conditioning units and connection to public sewage. It is sold fully furnished and ready for immediate use. An electric gate ensures secure access, and the landscaped outdoor area offers ideal space for leisure, pets and family activities.

Banjole is highly sought after for its crystal-clear sea, calm residential environment and proximity to marinas, beach bars, restaurants and the famous Kamenjak Nature Park. The area provides one of the best combinations of privacy, natural beauty and immediate beach access in southern Istria.

Banjole is known for its turquoise coastline, relaxed Mediterranean atmosphere and excellent access to Pula's amenities. Its quiet bays, sheltered beaches and scenic walking trails make it one of the most desirable locations for premium coastal living and profitable rental investment.

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!

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Common

Bedrooms:	4
Bathrooms:	6
Finished sq. ft.:	244 sq m
Lot Size:	232 sq m

Room details

Total rooms:	6
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Building details

Parking: Yes
Outdoor Amenities: Pool
Number of Floors: 3

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/RVVY-T3317/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 286177

