



8 New Premium Eco Homes @ Orb Resort In Medulin, Istria Croatia



Agent Info

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Listing details

Property for: Sale
Price: EUR 109,900

Location

Country: Croatia
State/Region/Province: Istria
ZIP code: 52203
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Description:

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Esales Property ID: es5555203

Kažela, Kapovica 350,
52203, Medulin, Croatia

Exclusive Investment Opportunity: 8 Premium Eco Homes at ORB Resort, Medulin, Istria

Welcome to ORB Resort, an ultra-boutique residential haven located in the sun-drenched coastal haven of Medulin, Istria. Presenting an exclusive collection of just eight premium 'Boho Lux' mobile homes, this development offers a rare blend of sustainable architectural design, personal sanctuary, and strong financial return. Designed under the signature OIKO well-being concept, these homes are built entirely from 100% natural wood and eco-friendly materials, bringing natural elegance and health-conscious living to the Adriatic coast.

The Vision Behind ORB Resort: Privacy by Design



Unlike standard coastal developments that line houses up side by side facing the open water, ORB Resort prioritizes personal space, tranquility, and integration with the surrounding landscape. The site layout places each home thoughtfully within nature, surrounded by lush trees that provide natural shade, silence, and absolute seclusion—a rare luxury on today's busy Mediterranean coastline.

Here, you experience the ideal balance:

- * Coastal Access: Be on the beach within a three-minute morning walk.
- * Secluded Living: Relax in peaceful, shaded surroundings, free from tourist crowds and noise.
- * Generous Land Plots: Each home sits on a spacious plot ranging from 250 m2 to 300 m2, ensuring maximum personal space.
- * Shared Boutique Amenities: Access a private swimming pool reserved strictly for the eight homeowners, supported by on-site reception management to oversee maintenance and guest services.

Why Medulin? A Coastal Haven Guests Return to Year After Year

Positioned at the southern tip of the Istrian peninsula, Medulin is one of Croatia's most coveted destinations. Known for its clear waters, protected natural reserves, and vibrant culinary culture, it draws high-value visitors year after year, particularly from Germany, Austria, Slovenia, the Czech Republic, and Poland.

Medulin offers a lifestyle enriched by landmark experiences:

- * Bijeca Beach: Medulin's famous sandy beach, ideal for families and water sports.
- * Cape Kamenjak: A protected nature park featuring rugged cliffs, hidden bays, and untouched Adriatic flora.
- * Vižula Peninsula: An archaeological park combining ancient Roman heritage with picturesque sunset walking trails.
- * Medulin Promenade: A bustling waterfront lined with local cafes, cocktail lounges, and a lively marina.

A World-Class Gastronomic Scene

Istria is celebrated internationally as a culinary capital, famed for fresh seafood, world-grade olive oils, and rare local truffles. Residents and visitors at ORB Resort enjoy proximity to some of the finest dining options in the region, including notable Michelin-recognized establishments:

- * Batelina: Legendary seafood restaurant in nearby Banjole, famous for innovative sea-to-table cuisine.
- * Ribarska Koliba: Premier waterfront dining serving refined Mediterranean seafood.
- * Alla Beccaccia: Authentic Istrian tavern showcasing classic heritage recipes and open-fire cooking.
- * Meneghetti Beach Club: Elegant coastal dining offering light Mediterranean dishes paired with fine local wines.

A Proven Investment Destination



Beyond its appeal as a lifestyle escape, an OIKO home at ORB Resort represents a turn-key financial asset optimized for both high-yield vacation rentals and personal family enjoyment.

Istria continues to consolidate its position as Croatia's top tourism performer. In 2025, the region recorded 5.0 million tourist arrivals and over 28.3 million overnight stays, reinforcing its status as the most visited region in the country with consistent year-on-year growth. Demand for high-end, private, eco-conscious accommodation far outpaces supply, creating strong rental yields and reliable capital growth for boutique home owners.

Key Ownership Highlights

- * **Boutique Scale:** Only 8 units available, ensuring long-term exclusivity.
- * **Turnkey Convenience:** Homes delivered fully furnished in 'Boho Lux' style and ready for immediate occupation or rental listing.
- * **OIKO Eco-Concept:** Built using non-toxic, 100% natural wood construction for superior air quality, temperature control, and thermal efficiency.
- * **On-Site Management:** Complete hands-off ownership supported by professional property management, guest check-in, and maintenance services.

Next Steps & Documentation

We invite you to review the comprehensive investment portfolio to explore how an OIKO home at ORB Resort fits your personal and financial goals.

Included Materials:

1. **Project Brochure:** Full design specifications, interior layouts, and resort master plan.
2. **Investment & Revenue Estimate:** Detailed projected rental yields, occupancy rates, and ROI analysis.
3. **Land Lease Contract:** Clear terms governing site placement and land use.
4. **Current Site Photographs:** Recent real-time views of the land and development site.

- * **Location Map:** Pinpoint the exact site coordinates on Google Maps.

Contact our sales team today to reserve your plot at ORB Resort and secure your sanctuary on the Adriatic.

Email - Shaun Coulthwaite — shaun@gaeahomes.co.uk

ABOUT THE AREA

Istria is the heart-shaped peninsula sitting at the northernmost point of Croatia's Adriatic coast, famed for its seamless blend of Mediterranean charm and strong Italian influences. The region features a stunning coastline lined with pastel-colored Venetian towns, tranquil coves, and crystal-clear waters, alongside a lush, green interior dotted with rolling hills and hilltop villages.



Beyond its picturesque setting, Istria is widely celebrated as Croatia's culinary capital, renowned for world-class black and white truffles, family-owned vineyards, and award-winning olive oils. Beyond gastronomy, history echoes throughout the region, from the imposing 1st-century Roman amphitheater in Pula to the UNESCO-listed Byzantine mosaics of the Euphrasian Basilica in Porec.

Travelers can spend their days exploring coastal highlights like Rovinj—a charming seaside harbor town where cobblestone streets wind up to the hilltop St. Euphemia Church—or venture inland to medieval villages like Motovun and Grožnjan, which offer sweeping valley views and bustling artisan shops.

The nearest and primary airport serving the region is Pula Airport (PUY), located in southern Istria just 6 kilometers from Pula's city center. For additional flight options, travelers frequently use Trieste Airport (TRS) in nearby Italy (-90 km) or Rijeka Airport (RJK) in Croatia

MAiN FEATURES:

- * 250m2 of living space
- * 2 Bedrooms
- * 1 Bathroom
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Croatia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Istria Croatia fast online

Tenanted: Yes

Common

Bedrooms:	2
Finished sq. ft.:	250 sq m
Lot Size:	250 sq m

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.921.207



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