



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01496
Location :	Medulin
Building size :	300 m2
Lot size :	483 m2
Distance from center :	1200 m
Distance from sea :	1200 m
Number of floors :	1
Number of rooms :	10
Number of bedrooms :	8
Number of bathrooms :	8
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Old price : 1.100.000 €

New price : 890.000 €

Istria, Medulin

A modern holiday villa for sale in the vicinity of the city of Pula, more precisely in Medulin, located on a plot of land of 483m2 with a total living area of

an impressive 300m2.

The villa is richly equipped and offers all the luxury and quality equipment that such a holiday home can have.

The very concept of the villa is divided into basement, ground floor and first floor.

In the basement there is a relaxation zone where there are jacuzzis, a sauna and a shower that will serve to escape from the summer heat and enjoy undisturbed.

On the ground floor we have a large living room, kitchen and dining room with access to a beautiful terrace where there is a heated pool, a covered summer kitchen, a fireplace and a children's play area.

On this floor there are also 3 bedrooms with their own bathrooms, 2 of which have direct access to the yard.

Upstairs we have 2 bedrooms, each of which has its own bathroom with



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access to the terrace, and 3 more bedrooms with their own bathrooms and a common terrace.

Underfloor heating is installed throughout the house along with air conditioners and solar heating for hot water.

The house is for sale fully furnished with high-quality custom-made furniture with all household appliances.

Excellent occupancy of the house for future owners at a new reduced price ensures return of investment within 8 years with annual income from tourist rental between €100-120,000.00.

This can be a great business investment for people doing tourist rentals or as a private vacation home.