



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02434
Location :	Medulin
Building size :	140 m ²
Lot size :	460 m ²
Distance from center :	1000 m
Distance from sea :	1500 m
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 670.000 €

Medulin area – Modern villa with heated pool and sea view, only 1.5 km from the sea

In a quiet neighborhood near Medulin, a modern luxury villa of 177 m² is for sale, located in an attractive location with an open view of the sea, just 1.5 km from the sea and beaches. This high-quality new construction features contemporary architecture, top-notch materials, and a carefully designed layout that provides maximum comfort throughout the year.

The ground floor of the villa consists of a spacious open-concept living room connected to a modern kitchen and dining area. Large glass walls ensure plenty of natural light and lead to a covered terrace and heated infinity pool. This level also includes a guest toilet and a practical laundry room.

On the first floor, there are two spacious bedrooms, each with its own bathroom, providing maximum privacy and comfort.

A special value of the property is the landscaped and fully fenced yard. The central part features a heated infinity pool of 36 m² with a sunbathing area, while a covered outdoor dining area is situated next to the pool, ideal for enjoying during the warmer months. The yard includes parking for at least three vehicles.

For a pleasant stay throughout the year, the villa is equipped with heating and cooling systems via air conditioning and a fireplace, while underfloor



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heating is installed in the bathrooms. The property is sold fully finished and ready for move-in.

Main features

- living area of 177 m²
- modern new construction
- sea view
- distance from the sea only 1.5 km
- two bedrooms
- two bathrooms
- guest toilet
- heated infinity pool of 36 m²
- covered outdoor dining area
- parking for at least four vehicles
- air conditioning, fireplace, and underfloor heating in bathrooms
- landscaped and fenced yard

Thanks to its peaceful location, open sea view, and proximity to Medulin, the beach, and all amenities, this modern villa represents an excellent choice for luxurious family living, vacation, or tourist rental. The combination of modern design, quality construction, and attractive location makes this property an excellent investment in southern Istria.