



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	21002
<b>Location :</b>	Medulin
<b>Building size :</b>	600 m <sup>2</sup>
<b>Lot size :</b>	1750 m <sup>2</sup>
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	1200 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	12
<b>Number of bathrooms :</b>	15
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 1.200.000 €

We are selling a 5 star holiday villa in a prime location in Medulin.

The ground floor consists of a kitchen with a large bar-bar made of stone, a large living room divided into 2 sections with high ceilings designed to meet the requirements of the restaurant, 2 bedrooms and bathrooms.

On the first floor there are 3 bedrooms, 2 bathrooms, kitchen, enclosed loggia (winter garden) of 20 m<sup>2</sup>, open terrace with staircase to exit to the ground floor.

On the second floor with a loft there are 3 more bedrooms, 2 bathrooms, kitchen and terrace with a beautiful view of Medulin and the sea panorama. The villa also has a large basement.

The whole villa is fully equipped with new furniture. The owners received a 5-star categorization solution for a 10-bed holiday home and 2 extra beds this year and plan to start renting.

One of the special features is that it is located on a large and landscaped plot of 1951 m<sup>2</sup>.

The plot is fully fenced with a high wall for almost complete privacy while staying on a beautifully landscaped garden full of greenery.

There are 4 additional buildings used on the plot for various purposes. In on...