



Code :	30103
Location :	Medulin
Building size :	202 m2
Lot size :	554 m2
Distance from center :	0 m
Distance from sea :	70 m
Seaview :	No
Number of floors :	2
Number of rooms :	4
Number of bathrooms :	4
Year of construction :	2026
Energy efficiency :	Not specified
Parking :	Yes
Air conditioning system :	Yes

Price : 1.440.000 €

For sale is a villa with a swimming pool located in a quiet area on the outskirts of Medulin, just 70 meters from the sea and Pomer beach. The villa has been designed and built with special attention to the quality of materials, energy efficiency, thermal and waterproofing, as well as modern technical solutions.

The villa spans two floors with a total area of 202.90 m² and will be constructed on a plot of 554 m².

On the ground floor, there is a spacious living area with a kitchen and dining room, leading out to an outdoor terrace, as well as a bedroom with an en-suite bathroom, an entrance hall, a separate toilet, and a utility room. The upper floor features three spacious bedrooms, each with its own bathroom. Two of the bedrooms have access to a large terrace of 28.50 m², offering a beautiful view of the sea. The sea view is available from both floors, facing southwest.

The villa is further enhanced by a private swimming pool measuring 8 x 3.5 m, with the option for heating, allowing for use even outside the main summer season. The plot includes parking for at least three cars, as well as preparations for ...