



Code :	01889
City :	Medulin, Premantura
Building size :	218 m2
Lot size :	500 m2
Number of rooms :	4
Seaview :	Yes
Year of construction :	2022
Floor :	n/a
Number of bathrooms :	4
Swimming pool :	Yes
Number of floors :	2
Parking :	Yes
Distance from center :	100 m
Garage :	No
Distance from sea :	500 m
Energy efficiency :	A+

Price : 820.000 €

A beautiful modern villa for sale in Premantura, a place in the very south of Istria, near the Kamenjak Nature Park and ten kilometers of beautiful wild beaches and charming pebble coves.

On the ground floor there is a living room with a kitchen and a dining room with access to a covered terrace and pool, an en suite bedroom, a toilet, a laundry room and a storage room, a utility room and a hallway. Upstairs are 2 en suite bedrooms with their own terraces.

In the continuation of the terrace, there is a 24 m2 swimming pool surrounded by a courtyard and a small olive grove, and at the end of the plot there is a separate building with a summer kitchen, an outdoor toilet and a machine room for the pool.

The villa was built for personal use with high-quality materials and equipment:

- alarm system and video surveillance installation
- carpentry with three-layer glass, mosquito nets and electric roller blinds
- underfloor heating via heat pumps with a separate thermostat in each room
- air conditioners in all rooms
- fireplace in the living room
- Smart Home system
- indirect lighting in changing colors

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