

**PARENTIUM NEKRETNINE**

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<b>Code :</b>	01105
<b>Location :</b>	Medulin
<b>Building size :</b>	300 m2
<b>Lot size :</b>	600 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	800 m
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	8
<b>Number of bathrooms :</b>	8
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price : 890.000 €**

Medulin,

We are selling this beautiful modern villa in Medulin. The villa has a net area of 300m2, is located on a plot of 600m2. The villa consists of a basement, ground floor and first floor.

In the basement of the villa there is a wellness area (sauna and jacuzzi) for relaxation, for 6 people.

On the ground floor of the villa there is a living area with a superbly equipped kitchen and a spacious dining table. There are also 3 bedrooms on the ground floor, each with its own bathroom.

On the first floor, stairs lead to a corridor through which there are 5 bedrooms, 5 bathrooms, a laundry room and two covered terraces. One terrace connects two bedrooms, while the second terrace is accessed from the hallway.

Additional comfort in the house is provided by underfloor electric heating throughout the villa and air conditioning. Air conditioned too. ALU PVC joinery with mosquito nets. Video surveillance of the villa. First-class ceramics and furniture. The house is sold fully furnished.

In the yard there is a 30m heated swimming pool (9m x 3.5m), a sundeck, a spacious summer kitchen with an outdoor fireplace and a children's playground. Behind the house there is a parking lot for 3-4 cars.

The villa is located in a quiet location, not far from all necessary amenities and beautiful beaches.

This is the first year that the villa will be rented out during the summer, and the future buyer is offered the opportunity to rent it already this summer of 2024.

Contracted tourist rental of the villa on the basis of 100 days a year with two travel agencies for the amount of approx. 100,000 - 120,000 euros gross, per season. Return on investment 10-12 years.