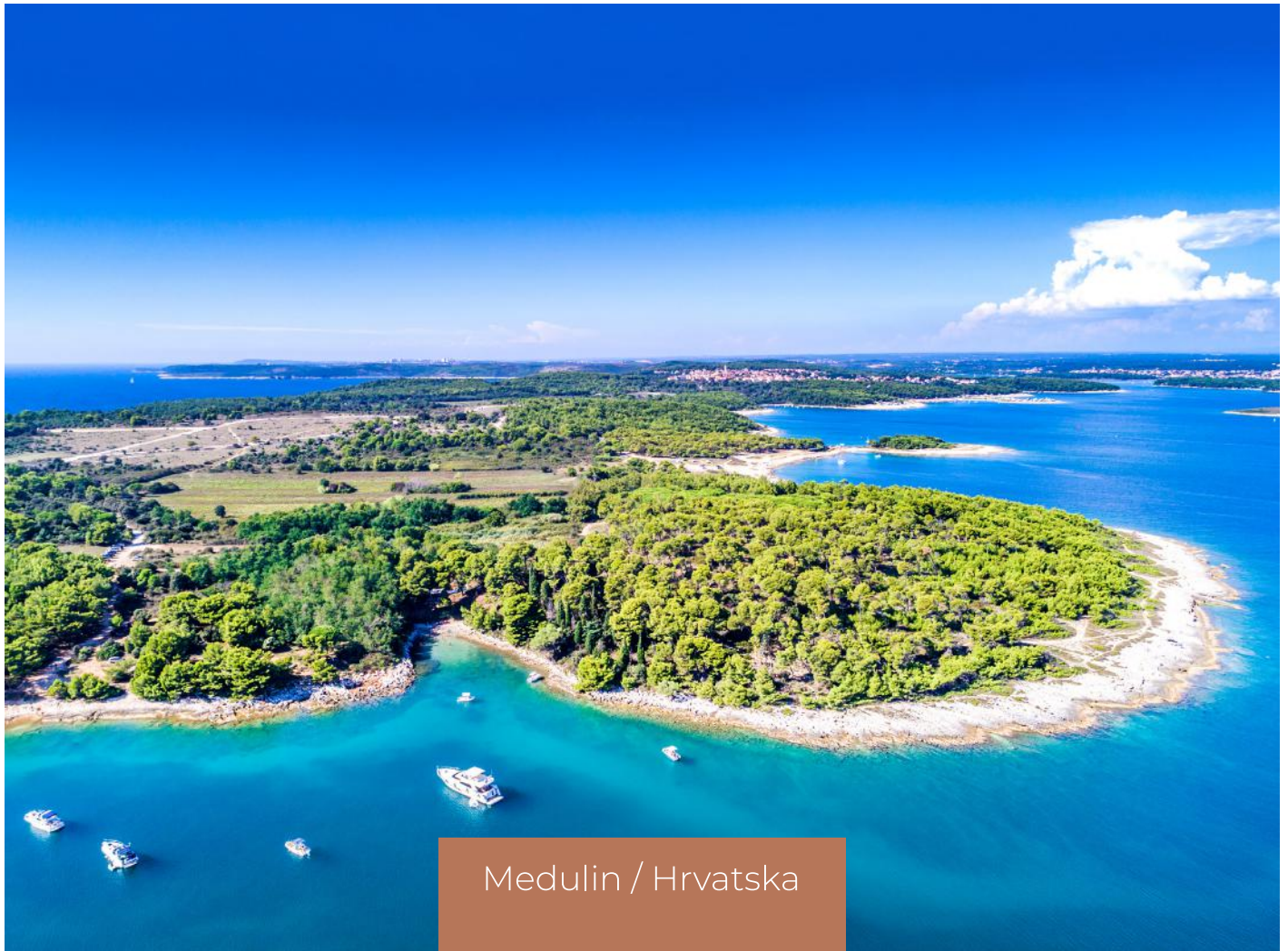


Villa HISTIRIA MEDULIN

Villa
HISTIRIA
MEDULIN

Villa
HISTIRIA
ONE
MEDULIN



Medulin / Hrvatska



Villa Histiria

2

Villa
HISTIRIA
MEDULIN



Contents

| | |
|--------------------------|-----|
| Introduction | P4 |
| Location | P8 |
| Exterior | P10 |
| Interior | P16 |
| Plan Histiria | P26 |
| Plan Histiria ONE | P36 |
| Contact | P48 |





Welcome to Villa Histiria

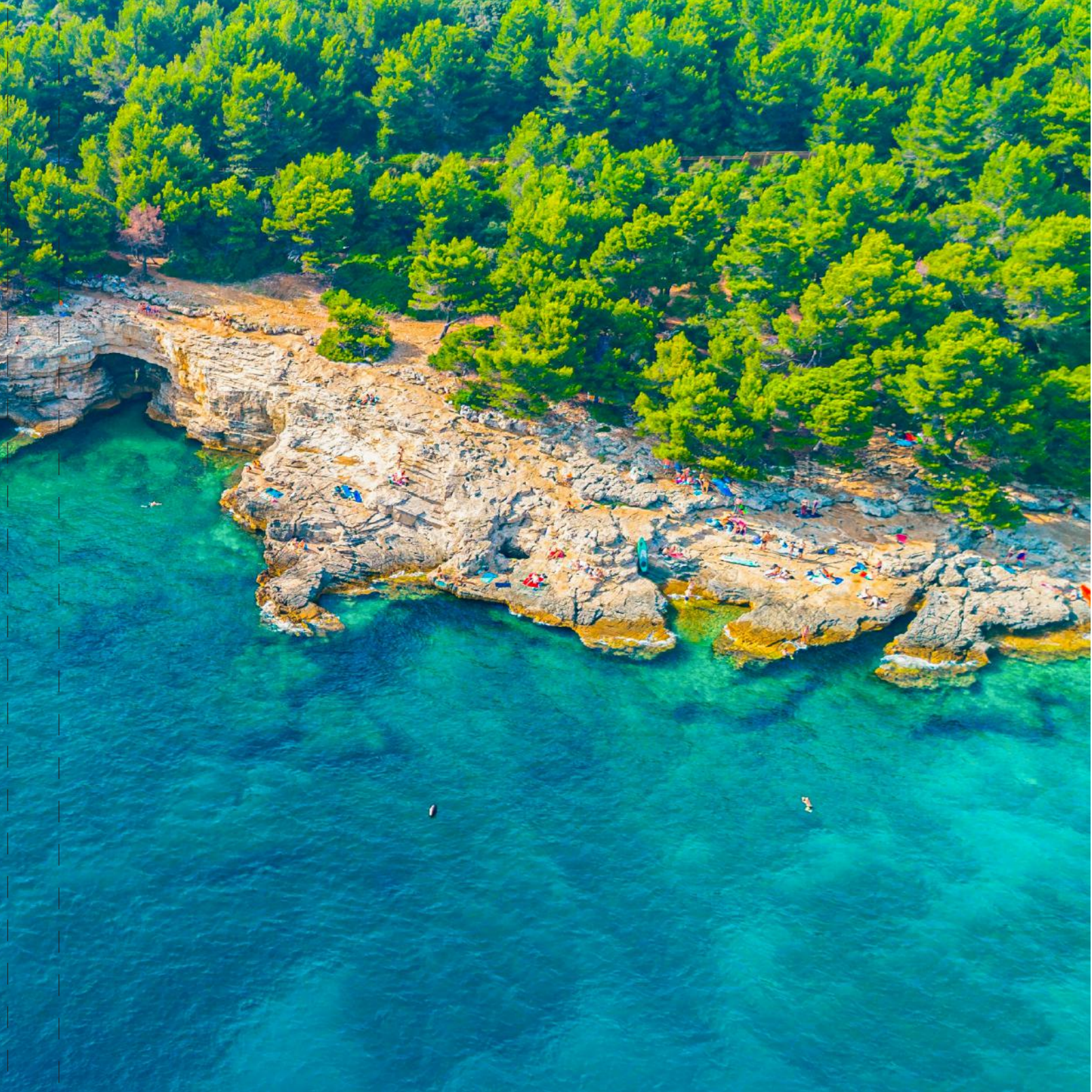
A sanctuary of elegance and comfort, where modern design meets the timeless beauty of the Adriatic.

Discover the perfect blend of modern luxury and Mediterranean charm in the heart of Medulin, near Pula. Nestled in an exclusive newly developed community, these villas offer top-tier comfort, breathtaking views, and an unparalleled lifestyle on the Adriatic coast.

Designed with elegance and sophistication, the villas feature high-end materials, spacious interiors, and seamless indoor-outdoor living. Floor-to-ceiling windows invite natural light, while private pools and lush gardens provide the ultimate retreat.

Located just minutes from pristine beaches, renowned restaurants, and cultural landmarks, Villas Histiria are the perfect choice for those seeking a luxurious escape in one of Croatia's most beautiful regions.







With easy access to Pula Airport, as well as quick connections to key cities like Zagreb and Split, Medulin is perfectly linked to the rest of Europe.

Its proximity to major Adriatic ports and international airports provides the perfect balance between luxurious coastal living and easy access to important European hubs.

Medulin, located in the beautiful Istrian region, offers exceptional connectivity to major European destinations, making it an ideal investment location.



9

Location.



Elegant exterior with spectacular views

This luxurious villa is situated just 200 meters from the sea, in a peaceful and idyllic location, offering the perfect blend of privacy and proximity to the coast. The villa's exterior exudes elegance and sophistication, featuring modern details and high-quality materials. Spacious terraces with a private pool provide a relaxing space while offering breathtaking views of the sea, and the covered relaxation areas and chill-out zone complete the outdoor experience, creating an ideal spot for outdoor enjoyment. Lush greenery surrounding the villa further ensures privacy, creating an oasis of peace and intimacy.



Villa
HISTIRIA
MEDULIN

11



Villa
HISTIRIA
MEDULIN

Villa
HISTIRIA
ONE
MEDULIN

Villa Histiria

12



Villa
HISTIRIA
ONE
MEDULIN





Mediterranean Bliss in Your Own Garden

Surrounded by lush Mediterranean greenery, the villa's garden is a true sanctuary of peace and comfort. Fragrant herbs, olive trees, and carefully designed outdoor spaces invite you to slow down, breathe deeply, and fully enjoy the essence of coastal living. Whether you're lounging by the pool, dining al fresco, or simply soaking in the sun, every corner of the yard is made for pure enjoyment.

Villa
HISTIRIA
MEDULIN



Villa Histiria

14



Villa
HISTIRIA
MEDULIN



Villa
HISTIRIA
ONE
MEDULIN

15



Villa
HISTIRIA
MEDULIN







Spacious and Luxurious

Inside, the villa offers a seamless blend of modern luxury and comfort. The open-plan living area features expansive windows that flood the space with natural light, creating an airy and inviting atmosphere. The elegant living room flows effortlessly into a fully equipped kitchen and dining area, ideal for both intimate family meals and entertaining guests.

High-quality finishes and a neutral color palette enhance the sophisticated ambiance throughout the home.







21



Functionality.

Each of the three bedrooms is designed with relaxation in mind, offering ample space, built-in wardrobes, and stunning views.

The bathrooms are fitted with premium fixtures and finishes, creating a spa-like experience. The villa also includes a guest toilet for added convenience. With underfloor heating and split-system air conditioning in every room, comfort is ensured year-round. Every corner of the villa has been thoughtfully designed to offer both luxury and functionality, making it the perfect haven for modern living.











Villa Histiria

Harmonious design with nature and modern touches

The villa's architectural design seamlessly blends with the natural surroundings, with a ventilated facade that ensures proper air circulation and energy efficiency. The combination of stone, aluminum, and PVC materials creates a harmonious appearance, while luxurious finishes and spacious outdoor areas elevate the standard of comfort and practicality. With three parking spaces within the property and a modern lift system, the villa offers high functionality and luxury, ideal for those seeking privacy and quality coastal living.

- 200 meters from the sea
- **Unit 1** - 169 m² useful space of the building
- **Unit 2** - 190 m² useful space of the building
- Private pool
- 3 bedrooms
- 3 bathrooms
- 1 guest toilet
- Spacious living room
- Fully equipped kitchen
- 3 parking spaces
- Lift
- Jacuzzi
- Underfloor heating with a heat pump in all rooms
- Split-system air conditioning in all rooms
- Aluminum and PVC windows
- Facade: part ventilated compact facade, part stone, part demit system

Unit 1
169m²

Unit 2
190m²

27

Elegance

Privacy

Luxury

Unit 1

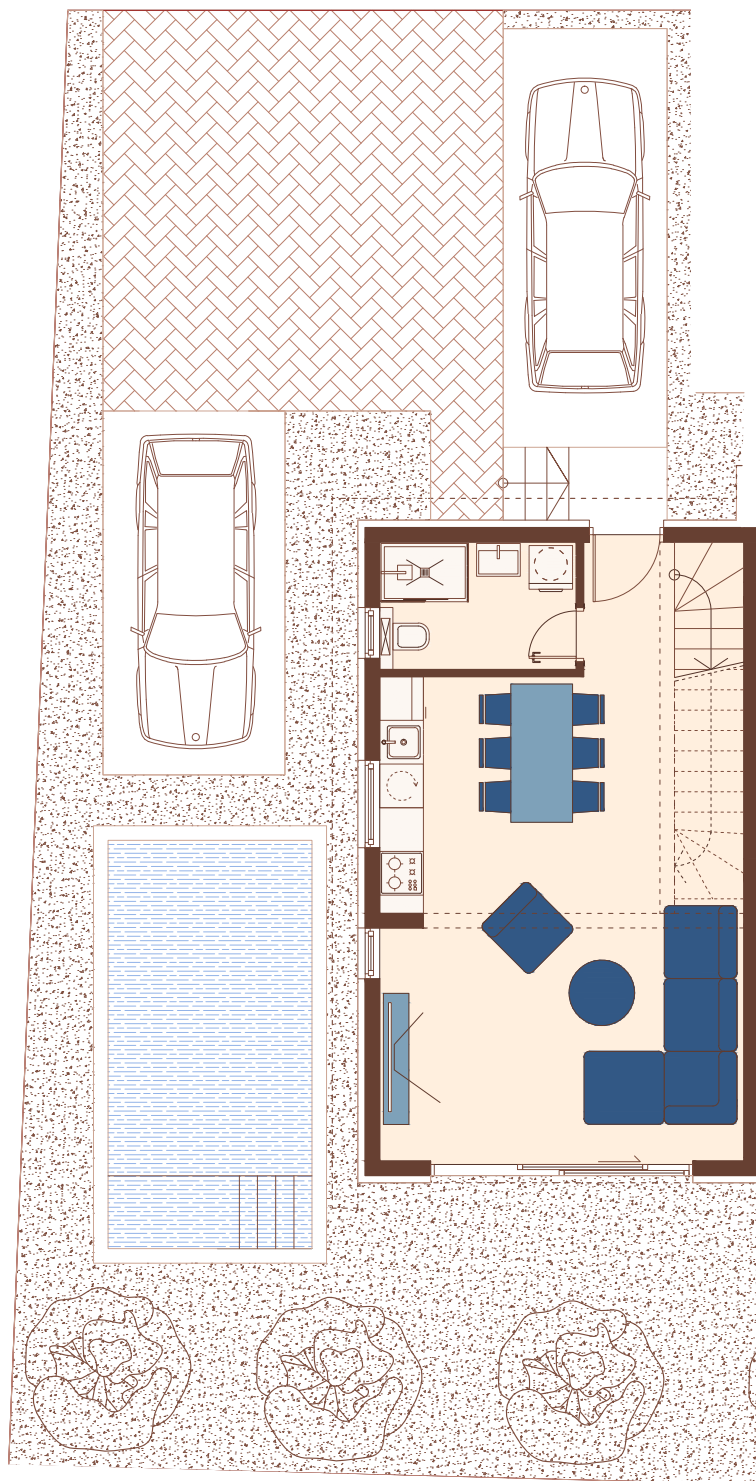
YARD

The villa is set on a generously sized plot, offering ample space for outdoor living and recreation. The beautifully landscaped garden is designed to provide both beauty and privacy, with lush greenery and carefully selected plants enhancing the natural surroundings.

Villa Histiria

28

TOTAL:
168.95 m²

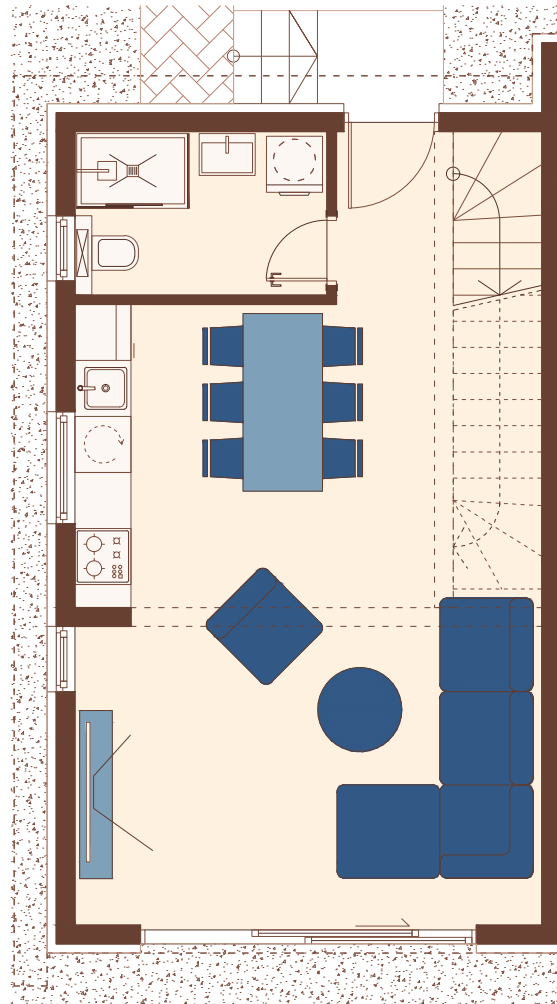


Ground floor:
41.94 m²

Unit 1

GROUND FLOOR

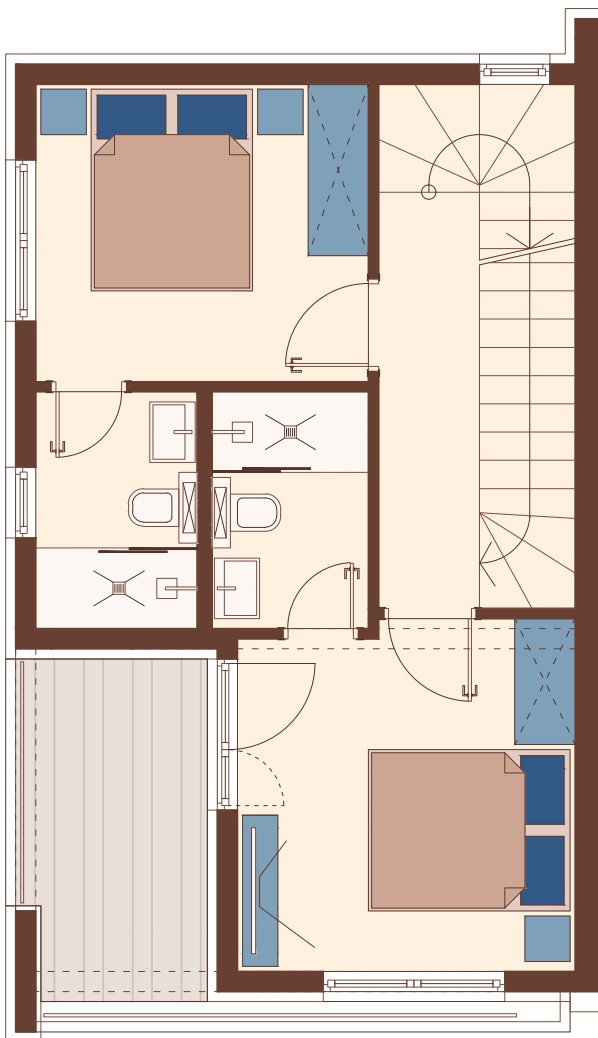
The expansive outdoor areas, including the private pool terrace, offer plenty of room for relaxation and entertaining, creating the perfect setting for outdoor dining or lounging by the pool.



Unit 1

FIRST FLOOR

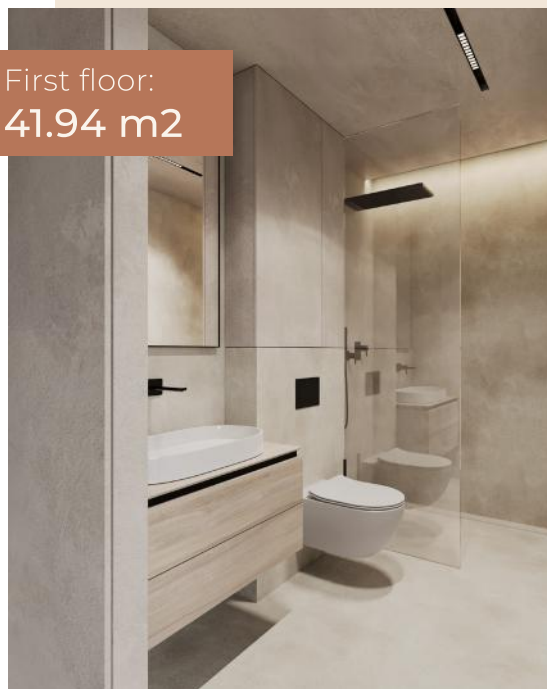
The exterior is thoughtfully designed to ensure ultimate privacy, with the vibrant garden offering seclusion while still allowing stunning views of the surrounding area.



Villa Histiria

30

First floor:
41.94 m²



Second floor:
47.22 m²

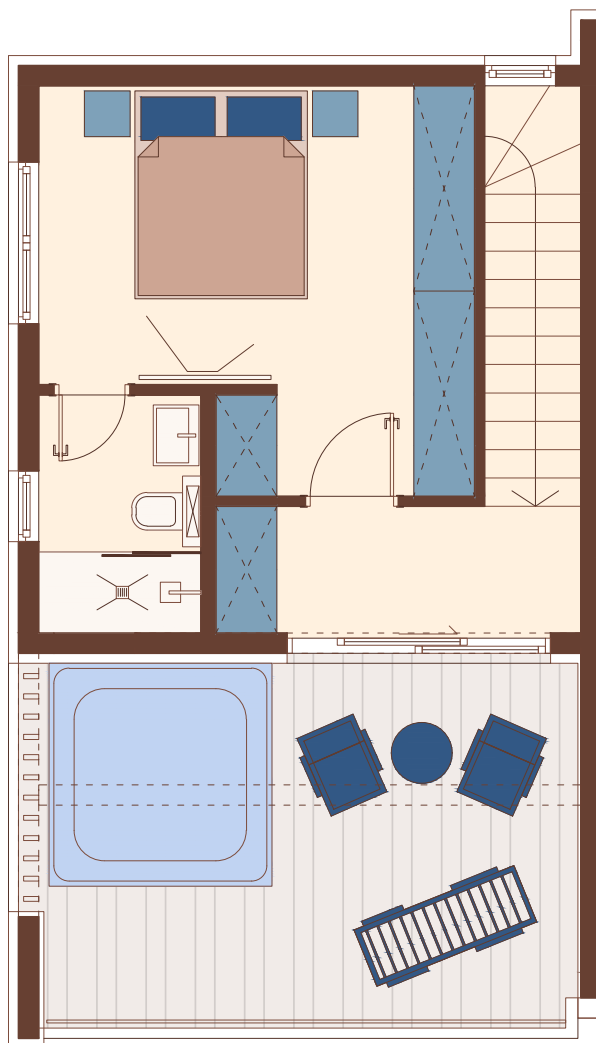
Unit 1

SECOND FLOOR

The property features covered areas for shaded relaxation, a chill-out zone, and a well-maintained lawn, making it an ideal space for both peaceful solitude and social gatherings.



Villa
HISTIRIA
MEDULIN



Unit 2

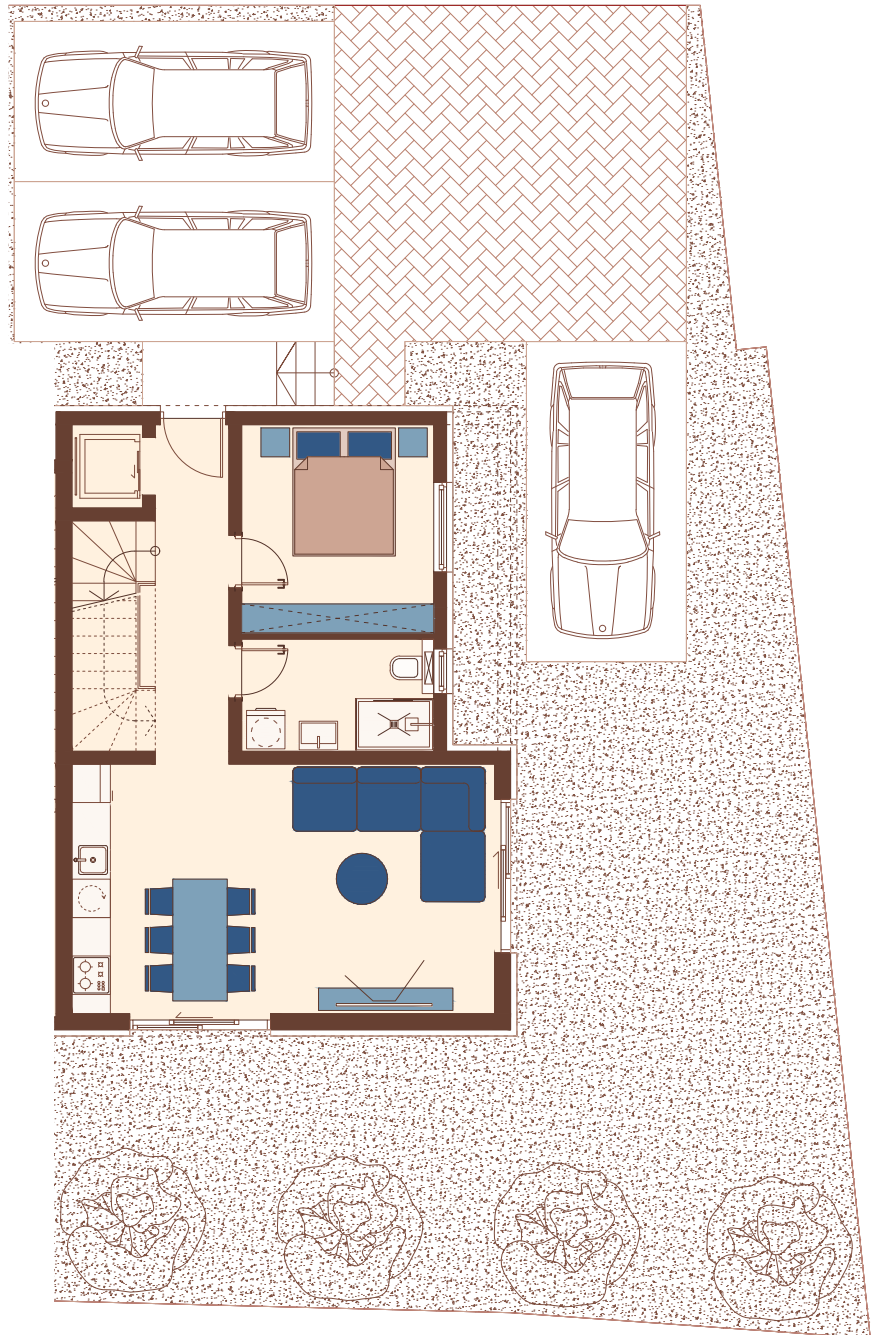
YARD

The villa is set on a generously sized plot, offering ample space for outdoor living and recreation. The beautifully landscaped garden is designed to provide both beauty and privacy, with lush greenery and carefully selected plants enhancing the natural surroundings.

Villa Histiria

32

TOTAL:
190.07

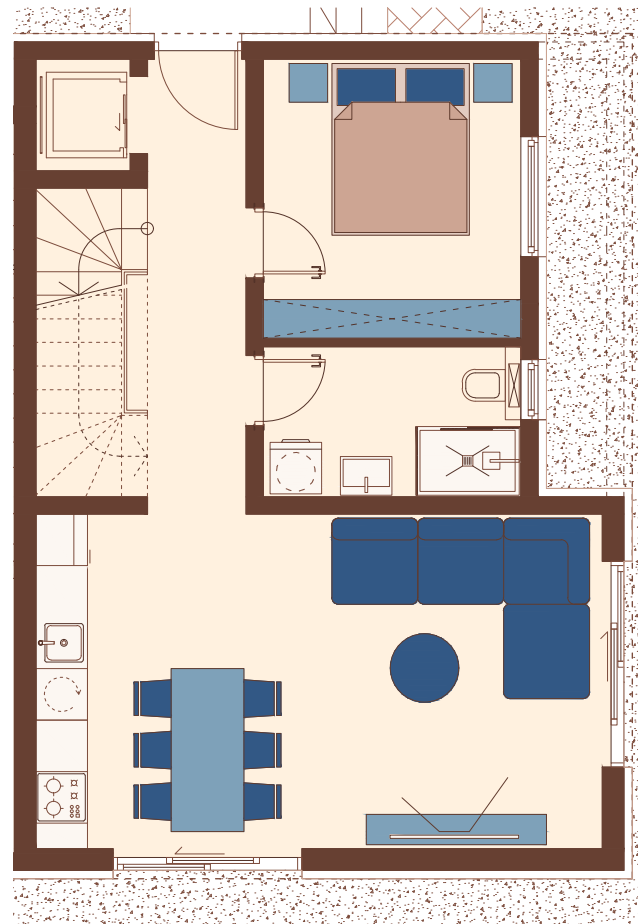


Ground floor:
52.95 m²

Unit 2

GROUND FLOOR

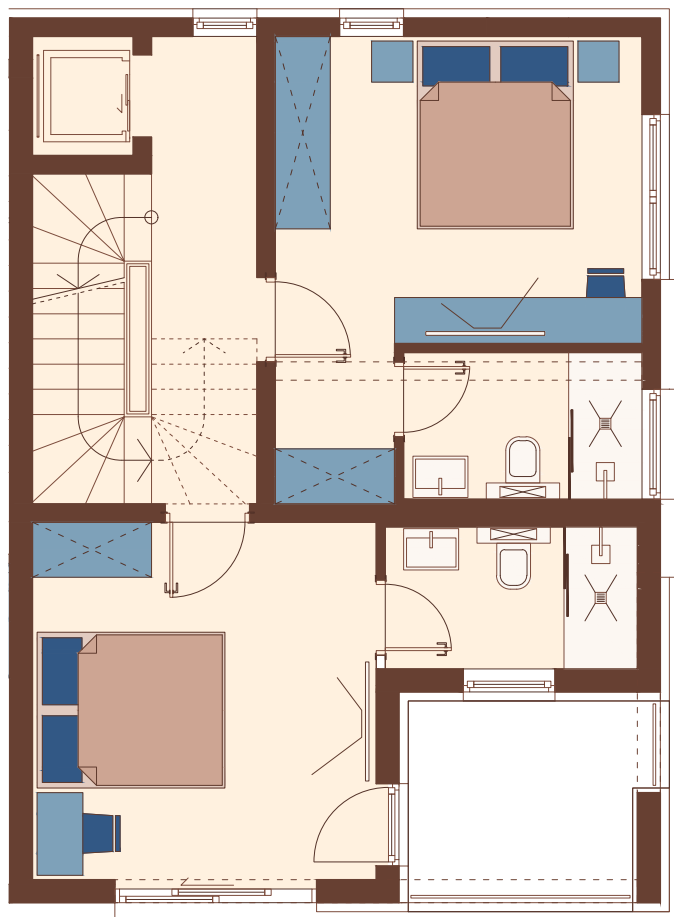
The expansive outdoor areas, including the private pool terrace, offer plenty of room for relaxation and entertaining, creating the perfect setting for outdoor dining or lounging by the pool.



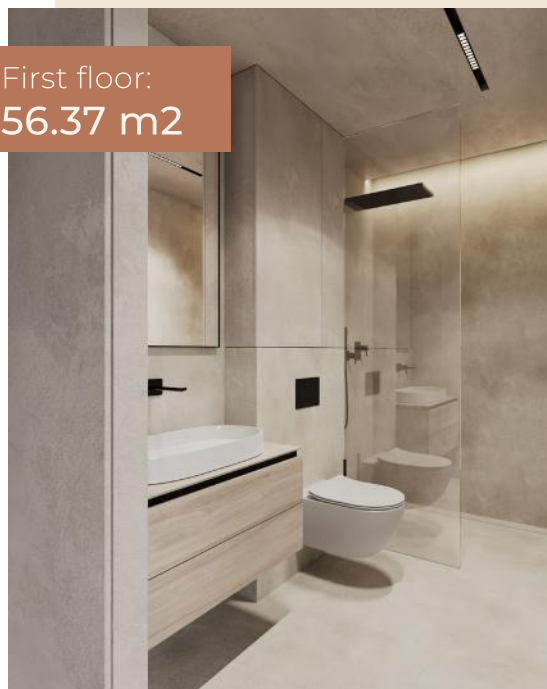
Unit 2

FIRST FLOOR

The exterior is thoughtfully designed to ensure ultimate privacy, with the vibrant garden offering seclusion while still allowing stunning views of the surrounding area.



First floor:
56.37 m²

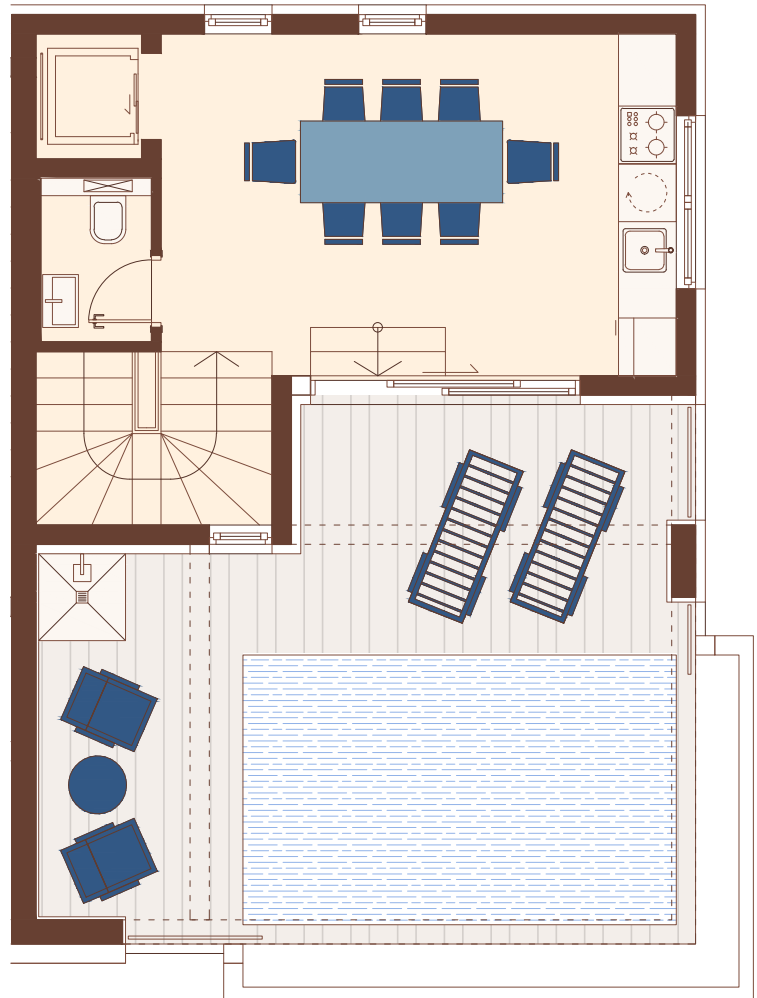


Second floor:
59.97 m2

Unit 2

SECOND FLOOR

The property features covered areas for shaded relaxation, a chill-out zone, a beautifully maintained lawn, and a second-floor terrace with a private pool—ideal for peaceful solitude or vibrant gatherings.





Villa Histiria ONE

Contemporary living elevated with panoramic comfort

This villa blends contemporary elegance with Mediterranean warmth, offering a ventilated façade that enhances energy efficiency and year-round comfort. Carefully selected stone, glass, and aluminum details provide a refined aesthetic, while elevated rooftop pools offer spectacular views and an added layer of luxury. The expansive ground-floor chill-out zone is designed for tranquil gatherings, surrounded by lush greenery. With three private parking spots and a sleek elevator system, the villa delivers modern living with privacy, functionality, and timeless style.

- 200 meters from the sea
- **Unit 1** - 188 m² useful space of the building
- **Unit 2** - 189 m² useful space of the building
- Private pool
- 3 bedrooms
- 3 bathrooms
- 1 guest toilet
- Spacious living room
- Fully equipped kitchen
- 3 parking spaces
- Lift
- Jacuzzi
- Underfloor heating with a heat pump in all rooms
- Split-system air conditioning in all rooms
- Aluminum and PVC windows
- Facade: part ventilated compact facade, part stone, part demit system

Unit 1
188m²

Unit 2
189m²

Elegance

Privacy

Luxury

Unit 1

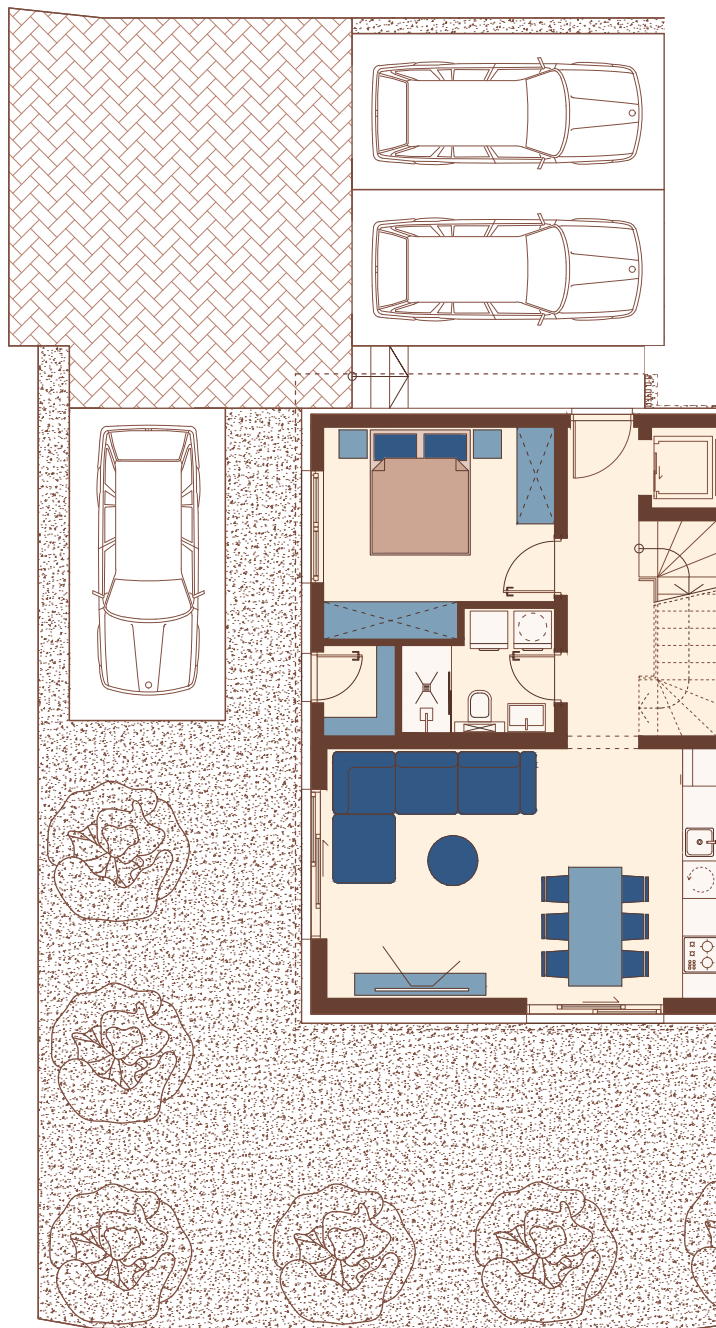
YARD

The villa is set on a generously sized plot, offering ample space for outdoor living and recreation. The beautifully landscaped garden is designed to provide both beauty and privacy, with lush greenery and carefully selected plants enhancing the natural surroundings.

Villa Histiria

38

TOTAL:
187.82 m²

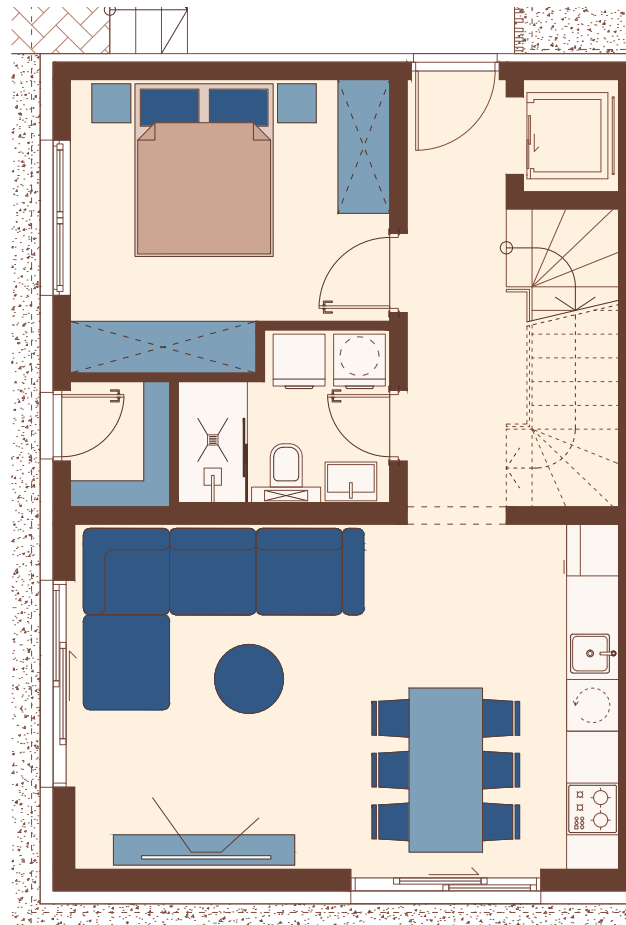
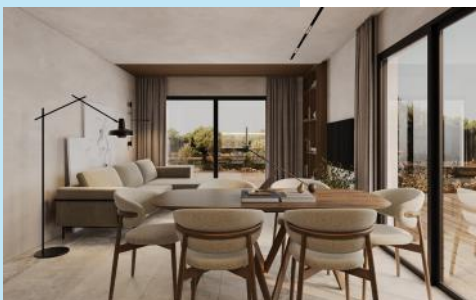


Ground floor:
54.66 m²

Unit 1

GROUND FLOOR

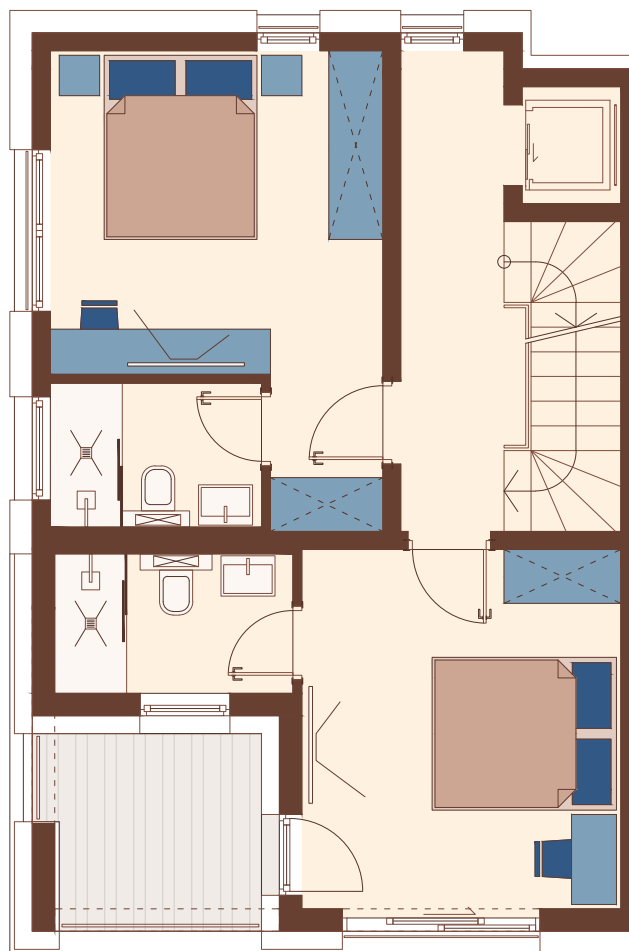
The expansive outdoor areas, including the private pool terrace, offer plenty of room for relaxation and entertaining, creating the perfect setting for outdoor dining or lounging by the pool.



Unit 1

FIRST FLOOR

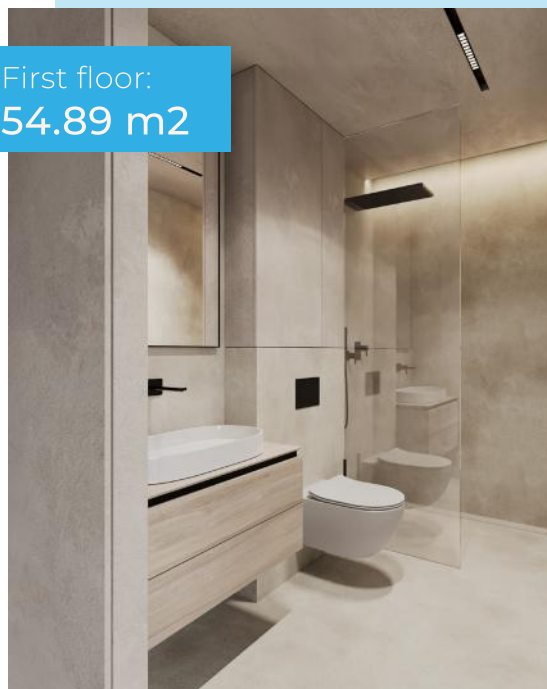
The exterior is thoughtfully designed to ensure ultimate privacy, with the vibrant garden offering seclusion while still allowing stunning views of the surrounding area.



Villa Histria

40

First floor:
54.89 m²

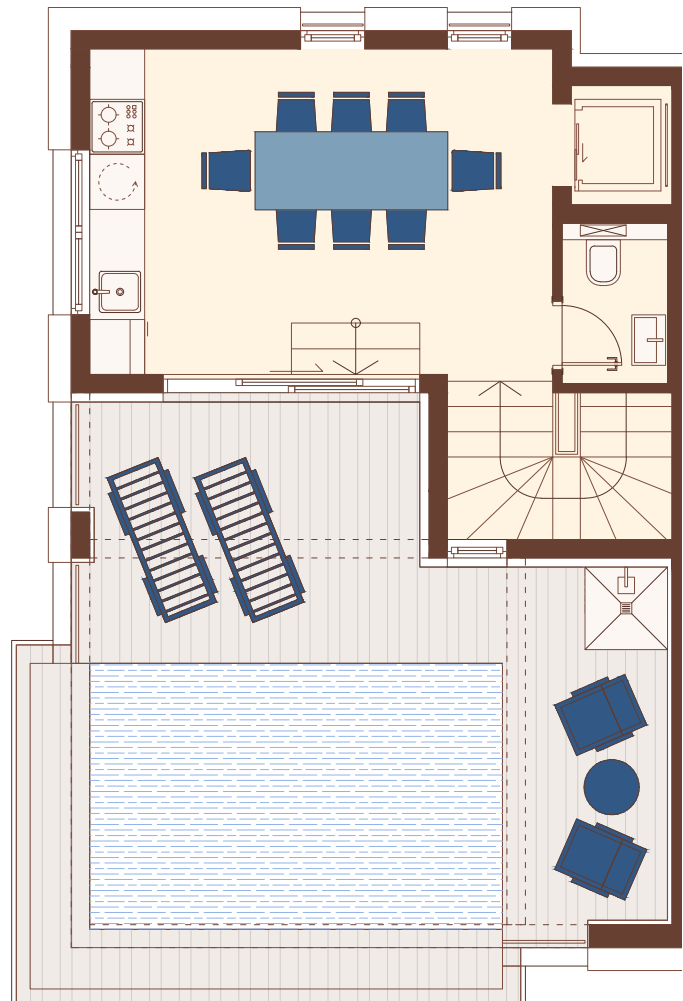


TOTAL:
57.39 m²

Unit 1

SECOND FLOOR

The property features covered areas for shaded relaxation, a chill-out zone, a beautifully maintained lawn, and a second-floor terrace with a private pool—ideal for peaceful solitude or vibrant gatherings.



Unit 2

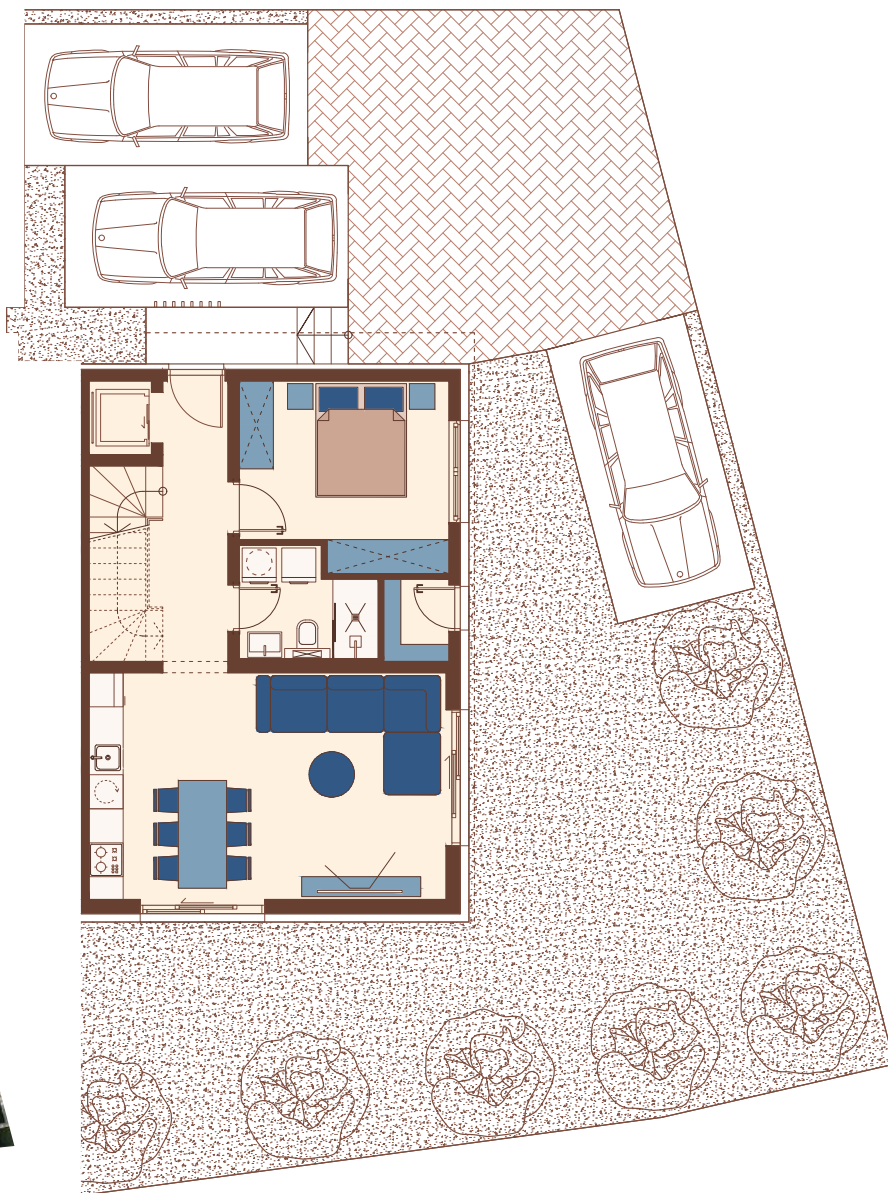
YARD

The villa is set on a generously sized plot, offering ample space for outdoor living and recreation. The beautifully landscaped garden is designed to provide both beauty and privacy, with lush greenery and carefully selected plants enhancing the natural surroundings.

Villa Histiria

42

TOTAL:
188.58 m²

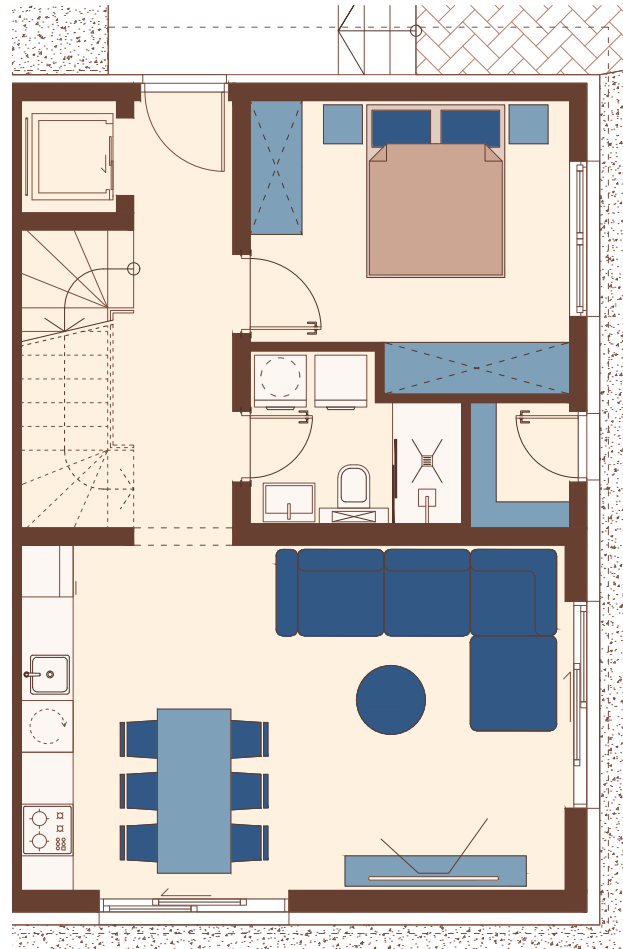
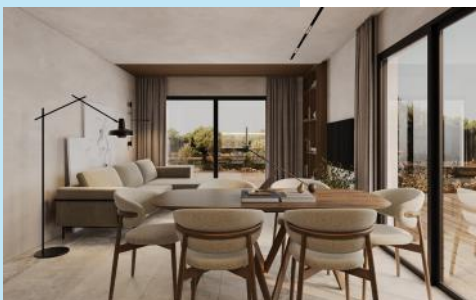


Ground floor:
54.66 m²

Unit 2

GROUND FLOOR

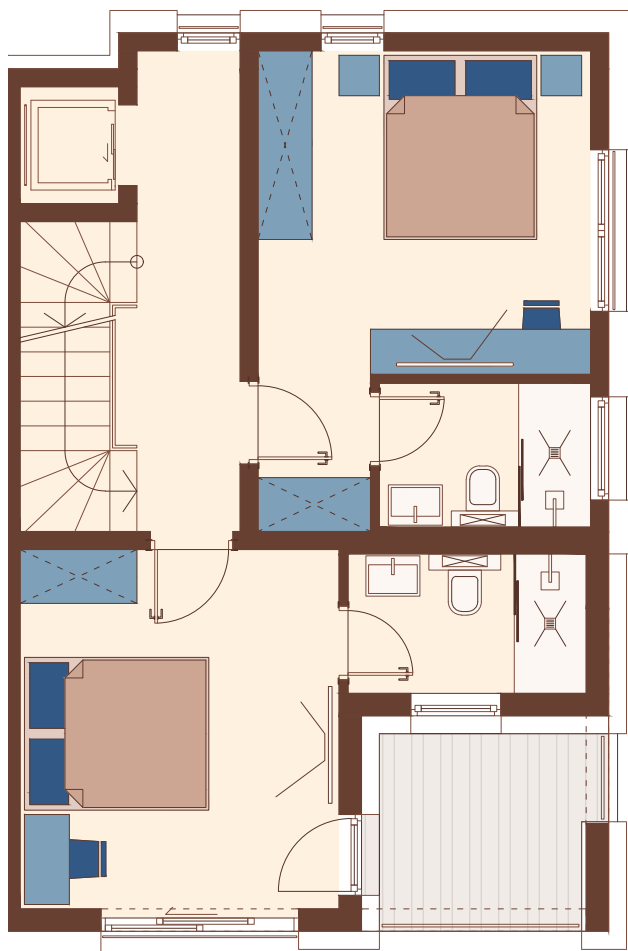
The expansive outdoor areas, including the private pool terrace, offer plenty of room for relaxation and entertaining, creating the perfect setting for outdoor dining or lounging by the pool.



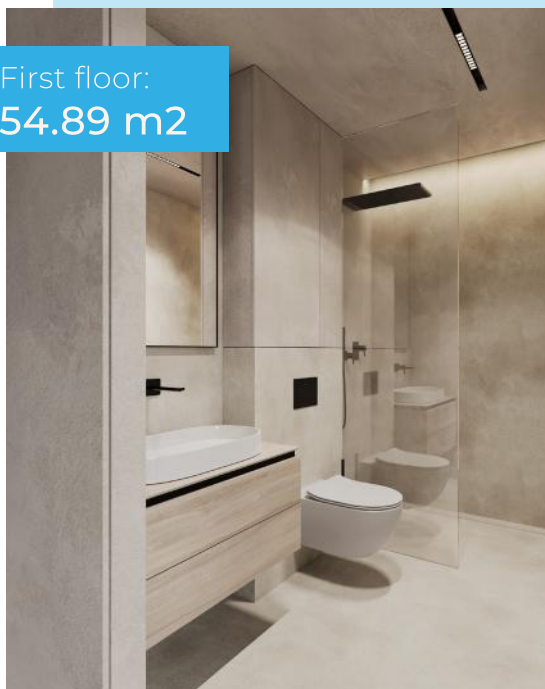
Unit 2

FIRST FLOOR

The exterior is thoughtfully designed to ensure ultimate privacy, with the vibrant garden offering seclusion while still allowing stunning views of the surrounding area.



First floor:
54.89 m2

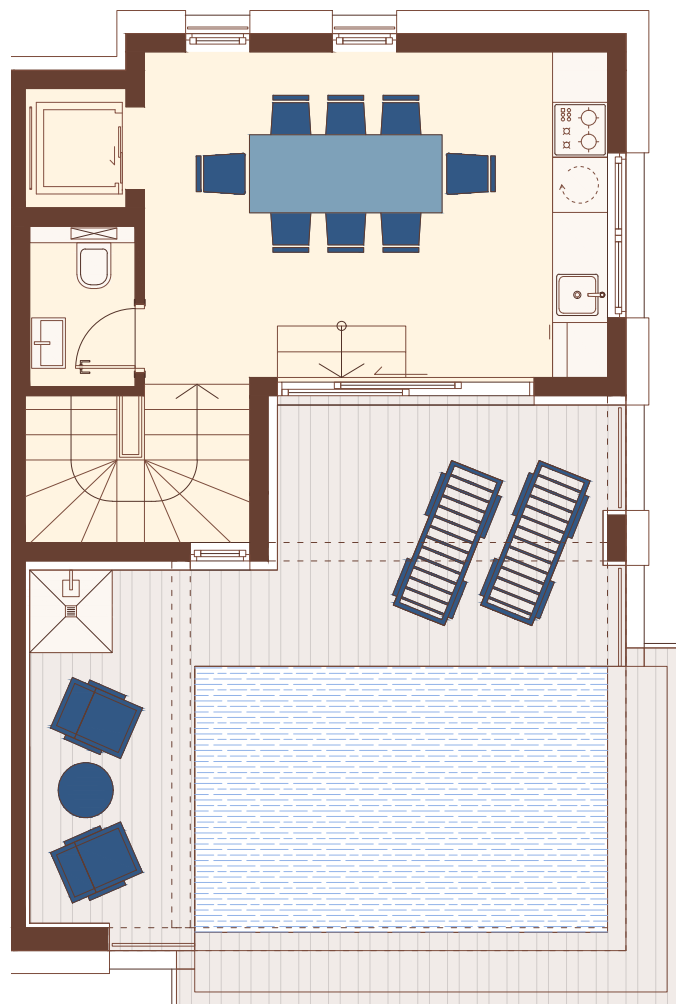


Second floor:
57.39 m2

Unit 2

SECOND FLOOR

The property features covered areas for shaded relaxation, a chill-out zone, and a well-maintained lawn, making it an ideal space for both peaceful solitude and social gatherings.







Who we are

GIFA BEST INVEST

We are GIFA BEST INVEST – a company specializing in construction, convinced that the role of builders today is more important than ever. Through expertise, dedication, and innovative solutions, we create durable and high-quality residential and commercial spaces tailored to modern needs.

We offer comprehensive construction services – from design and construction to fully equipped, turnkey-ready properties, ensuring quality and efficiency in every project. Our team provides support from the initial planning and technical documentation, through construction supervision and execution, to obtaining usage permits and final inspections.

You can choose individual services or a complete turnkey package.

We focus on innovative, modern solutions tailored to client needs, adhering to the highest industry standards and using the most advanced materials in the construction sector.



Let's Connect

Have a question or a project in mind?

Reach out to us, and let's create something exceptional together!

Contact:

+385 91 972 8772

+385 91 620 8302

office@gifabestinvest.com

Croatia
Giardini 11
Pula 52100

gifabestinvest.com

Villa
HISTIRIA
MEDULIN

gifabestinvest.com