

## Izvrсна kuća sa prekrasnim pogledom na more - 400m od plaža - Premantura, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Izvrсна kuća sa prekrasnim pogledom na more - 400m od plaža - Premantura
Property for:	Sale
House type:	in sequence
Property area:	153 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	2
Price:	520,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1998
--------	------

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Premantura
ZIP code:	52203

### Permits

Ownership certificate:	yes
------------------------	-----



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Parking

Garage:	yes
Number of parking spaces:	2
Covered parking space:	yes

## Description

### Description:

Premantura, the southernmost place of the Istrian peninsula, in the municipality of Medulin, about 10 km south of Pula. Premantura is a highly touristic place with about 850 inhabitants, which during the tourist season, thanks to the campsites and the proximity of the "Kamenjak" nature park, becomes one of the main tourist destinations. This house is located in one of the quietest locations in Premantura, in a cul-de-sac just 400m from the sea. The house has access from the road and there are parking spaces on the front side as well as the entrance to a large and spacious garage. Next to the stairs, towards the yard and the entrance to the house, there is a spacious wellness area with saunas and a bathroom. The space is designed as a relaxation zone where there are saunas, a bathroom as well as an intermediate space where you can enjoy reading a book or relaxing with pleasant music and an intimate atmosphere. Upon entering the house, you arrive in an elegant space where there is a set of sofas with accompanying chests of drawers and a table of rustic design and high quality. From that part you can also access the terrace with a view of the sea. After passing that charming corner, you enter a spacious corridor that leads to the other rooms. In the lower part of the house there is another smaller bedroom, a bathroom, a large living room and a kitchen with a dining room and an exit to the covered terrace and the courtyard. Internal stairs lead to the upper floor of the house, where there are two more bedrooms, a bathroom and a large terrace with with a phenomenal and unique view of the sea. On the terrace there is a quality pergola with rain sensors. At the back of the house there is a beautifully landscaped yard with a large covered terrace, a barbecue area and a jacuzzi. The entire garden is in excellent condition, the floors are made of high-quality marble, the lawn around the house is neat and there is also a small fountain with various lights. The house can also be accessed from the back, i.e. through the forest, and you can also leave your car in the shade all day. The house was built for living, and the owners invested a lot of money in the complete decoration, which is at the highest level. All the materials in the house are of the highest quality, the furniture is made to measure, while all appliances and devices are from renowned manufacturers. Heating and cooling is carried out through several radiators or air conditioners located throughout the house. The entire facility is covered by video surveillance and the condition of the house and garden can be monitored wherever you are! It takes a few minutes of easy walking through the woods to get to the sea on foot. The property is great for living as well as for possible investment in tourism due to its location. The property is in order, the house has no encumbrances and is waiting for new owners who will recognize its quality and special features. **KEY FEATURES** : - 400m FROM THE BEACH - HIGH-QUALITY HOUSE (BUILT FOR LIFE) - MULTIPLE PARKING PLACES AND GARAGES PROVIDED - SAUNA AND WELLNESS ZONE - JACUZZI - VIDEO SURVEILLANCE OF THE ENTIRE FACILITY (INSIDE AND OUT) - STUNNING SEA VIEW - 3 BEDROOMS AND TWO BATHROOMS - 2 LARGE TERRACES, ETC.. To arrange the presentation and viewing of this house, please contact our agents: **CLAUDIO MEZZALIRA** Agent s licencom Mob 099/285-7323 [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com)

ZLATKO IBRIŠEVIĆ Agent s licencom Mob 0922470779  
zlatko.ibrisevic@dogma-nekretnine.com ID CODE: IS104803

### Additional contact info

Reference Number: 416944  
Agency ref id: IS104803