

## Predivna kuća sa raskošnim vrtom, 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>  
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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:	Predivna kuća sa raskošnim vrtom
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	994 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	3
Price:	830,000.00 €
Updated:	Apr 15, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Description

Description: Formerly a small fishing village, now known for its significant tourist offer, its sandy beaches have become an indispensable place for many tourists and local guests. Today, Medulin is one of the most important tourist locations in the vicinity of Pula, where a large number of tourists from different parts of the world prefer to spend their annual vacations. This beautiful family house with a swimming pool is located in this location, it extends through two floors, the ground floor and the first floor, and has a total area of 300m<sup>2</sup>. The ground floor consists of a spacious living room with fireplace, dining room and kitchen, bathroom, hallway and one bedroom with its own bathroom. The living room leads to a covered terrace with garden furniture and a view of the pool. There are three bedrooms and a large bathroom on the first floor. In the basement of the house there is a gym and a space for hanging out with a lot of board games for both

adults and children. The house is built to a high standard, the stairs throughout the house are made of Brac stone. On a spacious and fenced garden of 994m<sup>2</sup>, the central place is occupied by a swimming pool of 28m<sup>2</sup> and a sunbathing area, then there is also an outdoor toilet, a garden grill and a summer kitchen and several parking spaces. This beautiful green garden with various fruit trees and medicinal plants is taken care of by the automatic irrigation system and, of course, by the previous owners. Considering the location and proximity to the sea, the house is an ideal opportunity for investors who want to engage in tourist rental or for those looking for a family house in an ideal tourist location. In the immediate vicinity of the house is the famous Medulin promenade, numerous restaurants, coffee bars and shops. The distance from the sea is 500m, and 1.6 km from the sandy beach of Bijeca. Pula Airport is 8 km away. This house is definitely worth your attention. We are at your disposal for more information. ALMEDINA KURALIC  
MEDIATION ASSISTANT Cell phone: 095/537-2104  
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### Additional contact info

Reference Number: 456457  
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