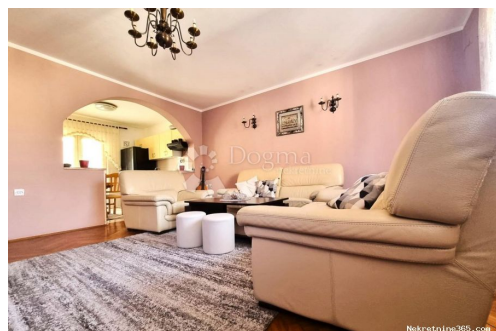


## Kuća sa poslovnim prostorom u centru Medulina, Medulin, House



### 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:	Kuća sa poslovnim prostorom u centru Medulina
Property for:	Sale
House type:	residential-commercial
Property area:	160 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	2
Price:	498,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1991
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### Location

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

### Permits

Ownership certificate:	yes
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### Description

Description:	Medulin is a place in the municipality of the same name on the southern part of the Istrian peninsula, only 8 km from Pula, the largest city on the peninsula. It is a place that has been increasingly sought after in recent years due to its record-breaking success in the summer months, thus establishing itself as one of the leading locations not only in Istria, but on the entire Adriatic coast. This house is located in the very center of the town, which consists of the ground floor, where there is a large commercial space, and the upper, residential part, where there is a large three-room apartment. The ground floor, or office space, consists of a large entrance area and two smaller areas, one designed as a sanitary facility and the
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other as a warehouse with a toilet. The space is intended for a shop, and the future buyer can use it in that segment. If necessary, the space can be repurposed into another activity or even into a residential area and thus get another apartment. The upper floor of the house is essentially a two-story apartment with access to a large terrace in the lower part. The lower floor consists of an entrance area, a large living room, a kitchen with a dining room and an exit to a large and spacious terrace. The upper floor is accessed by a neat, internal staircase, where there are three bedrooms and one large bathroom. From the top floor there is also a view of the sea. Heating and cooling in the house is done by means of air conditioners, and thermal stoves are used to supplement heating in the winter months. The building was built in 1991 and legalized in 2007. The property is sold in as-is condition and with all equipment and furniture, so that the future buyer can move in immediately. Due to its specific location, this property represents an excellent opportunity for investment for tourist purposes and engaging in various activities at the same time. On the other hand, it can be an excellent choice for living and, in addition, renting office space and thus earning at the same time, whether during the summer months or throughout the year. For any additional questions as well as an agreement regarding viewing the property, please contact: Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) Gabrijele Lovrinović Asistent u posredovanju Email: [gabrijele.lovrinovic@dogma-nekretnine.com](mailto:gabrijele.lovrinovic@dogma-nekretnine.com) Mob: 097 7617 229 ID CODE: IS1507461

### Additional contact info

Reference Number: 465592  
Agency ref id: IS1507461