

## ISTRA, MEDULIN - NOVOGRADNJA 2SS+DB, Medulin, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MEDULIN - NOVOGRADNJA 2SS+DB
Property for:	Sale
Property area:	81 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Terrace area:	15 m <sup>2</sup>
Price:	210,000.00 €
Updated:	Sep 20, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, MEDULIN - NEWLY BUILT 2BR+DB Medulin - once a small fishing village has developed into a modern tourist center thanks to all its features, which are the mild Mediterranean climate, clear sea and indented coastline. Due to its rich cultural past, stunning coastline and wide range of activities and sights, it has become one of the most famous tourist destinations on the Adriatic. Recognized as
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a modern tourist center, Medulin offers a dynamic and content-rich vacation. For those who want to have fun, the city organizes a handful of cultural events in the form of concert summers, folk parties, fishing evenings and craft fairs. In the immediate vicinity is ancient Pula, Brijuni National Park, Cape Kamenjak Nature Park and other beauties of the Istrian peninsula such as the town of Premantura, the southernmost point of Istria which offers an unforgettable experience of magical views, white rocky beaches, rich plant life and crystal blue sea. There is also a sports airport in Medulin, from where you can take off for a panoramic tour of the entire Pula area. Medulin is only 8 km from the center of Pula. An apartment in a residential building is for sale in one of the most visited tourist municipalities, Medulin, in an attractive location only 800m from the sea and 1500m from the first beaches. The apartment with a total area of 61.47 m<sup>2</sup> is located on the first floor of the building and consists of an entrance hall, two bedrooms, living room, kitchen and dining room, bathroom and a covered terrace of 15 m<sup>2</sup>. The apartment has PVC joinery, air conditioning, ceramic and laminate floors, security doors. The apartment has one outdoor uncovered parking space, a garage with a door already installed, and a part of the garden that is right next to the garage and can be arranged according to the wishes of the future owner. There is also the possibility of purchasing an additional storage room on the ground floor of the building for an additional charge of 7,000 euros. The property is located close to all facilities, and considering the location, the property can be used for tourist purposes as well. The apartment is included in the VAT system, so the buyer does not pay real estate sales tax. Additional notes: - net living area of the apartment 61.47m<sup>2</sup> - garage gross 18.88m<sup>2</sup>, net 11.33m<sup>2</sup> - outdoor parking space non-competitive gross 13m<sup>2</sup>, net 2.60m<sup>2</sup> - garden gross 60m<sup>2</sup>, net 6m<sup>2</sup> Dear clients, the agency commission is charged in accordance with General Terms and Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 20343

## Additional contact info

Reference Number: 473526  
Agency ref id: 20343