

## ISTRA, MEDULIN - Kuća s 3 apartmana, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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 - Kuća s 3 apartmana
Property for:	Sale
House type:	detached
Property area:	327 m <sup>2</sup>
Lot Size:	439 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	13
Bathrooms:	7
Price:	1,200,000.00 €
Updated:	Jun 25, 2024

### Condition

Last renovation:	2021
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### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, MEDULIN - The house with 3 apartments Premantura is located on the southernmost point of the peninsula, plunging into the blue-green sea, creating a magnificent scene. Its 30 kilometers of coastline, untouched coves and beaches, uninhabited islets, unique flora and breathtaking landscapes make it unique, and its sea is one of the cleanest in the Mediterranean. In this place, surrounded by nature that not many places can boast of, there is an apartment house for sale only 700m from the well-maintained beaches. The house consists of 3 residential units: - The first apartment is located on the ground floor of the house, with a total living area of 100m <sup>2</sup> , and consists of three bedrooms, two bathrooms, a spacious living room
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with a kitchen, dining room and exit to a spacious terrace, garden and jacuzzi. .  
-The second apartment is located on the first floor of the house, with a total living area of 115m<sup>2</sup>, and consists of four bedrooms, two bathrooms, a living room with a kitchen, a dining room and an exit to a spacious terrace with a view of the sea.  
-The third apartment is also located on the first floor, living area of 100m<sup>2</sup>, and consists of a living room with a kitchen, dining room and access to a private garden and jacuzzi, three bedrooms with access to two balconies with sea views and three bathrooms. The apartments are modernly equipped with underfloor heating, air conditioning, quality ceramics and PVC joinery. Since the house was completely renovated in 2021 and generates excellent annual rental income, this property is extremely suitable as a tourist investment. Distance from organized beaches: 700m Distance from Cape Kamenjak: 500m Distance from restaurants and markets: 50m Don't miss this unique opportunity! Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22179

### Additional contact info

Reference Number: 497364  
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